



CITY OF MONTEBELLO
REGULAR CITY COUNCIL MEETING AGENDA

WEDNESDAY, APRIL 27, 2022 AT 5:00 P.M.

**CITY HALL COUNCIL CHAMBERS
1600 WEST BEVERLY BOULEVARD
MONTEBELLO, CALIFORNIA**

CITY COUNCIL

Kimberly A. Cobos-Cawthorne, Mayor
Angie M. Jimenez, Mayor Pro Tem
Scarlet Peralta, Councilmember
Salvador Melendez, Councilmember
David N. Torres, Councilmember

CITY MANAGER

René Bobadilla, City Manager

CITY TREASURER

Rafael Gutierrez

CITY ATTORNEY

Arnold M. Alvarez-Glasman

CITY CLERK

Christopher Jimenez

DEPARTMENT HEADS

Assistant City Manager
Fire Chief
Police Chief
Director of Finance
Director of Human Resources
Director of Planning/Community Development
Director of Public Works
Director of Recreation and Community Services
Director of Transportation

Arlene Salazar
Fernando Pelaez
Paul Espinosa
Michael Solorza
Nicholas Razo
Joseph Palombi
James Enriquez
David Sosnowski
Lupita Ibarra

NOTICES

COVID-19 NOTICE: The City Council rescinded the Declaration of the Local Emergency and the continuation of teleconferencing open meetings pursuant to AB 361 by adopting Resolution No. 22-21 on Wednesday, April 13, 2022. This City Council Meeting will be held in person and will meet at **City Hall – City Council Chambers, 1600 West Beverly Boulevard, Montebello, California.** The meeting will be live streamed and can be watched on the City's website at: <https://www.cityofmontebello.com/government/live-streaming.html>, and may also be viewed on Spectrum Public Access Channel 3 for all Spectrum cable subscribers.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act (ADA) any person with a disability who requires special accommodations in order to participate in a meeting should contact the Administration Office at (323) 887-1437 Monday-Thursday from 7:30 a.m.-5:30 p.m. Please call 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II 1203). If you require translation services, please contact the City Clerk's office 72 hours before this meeting. **Si necesita servicios de traducción, comuníquese con la Oficina del Secretario Municipal 72 horas antes de esta reunión. 如果您需要翻译服务，请在会议前 72 小时联系市书记员办公室**

PUBLIC COMMENTS:

In-Person: For those interested in participating during the Public Comment period(s) or public testimony period for Public Hearings of the City Council meetings, you may address the City Council ***in person the day of the meeting.*** Speakers will be required to fill out a speaker card provided at the door and turn it into the Deputy City Clerk prior to each Public Comment announcement period. Staff will number and call each speaker card in the order received. Closed Session begins at 5:00 p.m. and Regular Session begins no later than 6:00 p.m.

Via Email: The public may also submit emailed comments via the City's email address: ccpubliccomment@cityofmontebello.com, up until the day of the meeting, **Wednesday, April 27, 2022 by 3:00 p.m.** These comments will be submitted to all members of the City Council and may not be read aloud but will be entered into the record of the proceedings to the extent they relate to matters listed on the posted agenda or otherwise address matters/issues within the subject matter jurisdiction of the City Council. Any requests to provide public comment which is submitted after the deadlines indicated above will not be submitted to the City Council, with the exception of non-agenda written item comments which will be held over for the next regularly scheduled meeting.

AGENDA MATERIALS: The agenda and/or agenda packet are available for public inspection at City's website at: <https://www.cityofmontebello.com/council-agendas.html>. The agenda cover sheets may also be emailed upon request.

IN CONSIDERATION OF OTHERS, PLEASE TURN OFF, OR MUTE, ALL CELL PHONES AND PAGERS
THANK YOU FOR YOUR COOPERATION

OPENING CEREMONIES

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS FOR CLOSED SESSION ITEMS

At this time, the general public may address the City Council on Closed Session Items. Please be aware that the maximum time allotted for members of the public to speak on Closed Session Items shall not exceed three (3) minutes per person. State Law prohibits the City Council from taking action or entertaining extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the Mayor.

CLOSED SESSION – 5:00 P.M.

The City Attorney shall provide a briefing on the item listed for Closed Session as follows:

1. CONFERENCE WITH LABOR NEGOTIATORS

Government Code Section 54957.6

Agency Negotiators: René Bobadilla, Nicholas Razo

Employee Groups: Various City employee groups including but not limited to MPMA, MFMA, MMMA, MMPA, MSA, MPOA, MCEA, MFA, SMART-TD, and unrepresented employees

2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Government Code Section 54956.9(d)(2)

One matter related to SB 1383 compliance

3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Government Code Section 54956.8

Property: 715 W. Whittier Boulevard, Montebello

Agency Negotiator: René Bobadilla, City Manager

Under Negotiation: Price and Terms

4. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Government Code Section 54956.9(d)(4)

Initiation of litigation – One matter

REGULAR SESSION – NO LATER THAN 6:00 P.M.

CLOSED SESSION REPORT

INVOCATION

PLEDGE OF ALLEGIANCE

CORRECTIONS TO THE AGENDA – CITY MANAGER

PRESENTATIONS

5. RECOGNITION OF CITIZEN OF THE MONTH – CINDY FARBER
6. RECOGNITION OF DONATE LIFE PROCLAMATION
7. RECOGNITION OF EMPLOYEE SERVICE FOR 64 CITY OF MONTEBELLO EMPLOYEES
8. RECOGNITION OF NATIONAL CHILD ABUSE PREVENTION
9. RECOGNITION OF NATIONAL VOLUNTEER MONTH
10. RECOGNITION OF AUTISM AWARENESS MONTH
11. RECOGNITION OF ARMENIAN HISTORY MONTH

PUBLIC COMMENTS ON NON-AGENDA AND AGENDA ITEMS (30 MINUTES)

At this time, the general public may address the City Council on both non-agenda *and* agenda items. Please be aware that the maximum time allotted for members of the public to speak shall not exceed three (3) minutes per speaker. State Law prohibits the City Council from taking action or entertaining extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the Mayor.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

PUBLIC HEARING

12. CALIFORNIA VOTING RIGHTS ACT (“CVRA”) PUBLIC HEARING NO. 7

RECOMMENDATION: It is recommended that the City Council:

- 1) Receive input from the public regarding the draft City Council district maps (Attachment A) selected for further discussion and consideration; and
- 2) Select the final City Council district map; and
- 3) Once the final City Council district map is selected, assign each City Council seat to a new City Council district; and
- 4) Take such additional, related, action that may be desirable.

REGULAR BUSINESS

13. ADOPT RESOLUTION NO. 22-03 DECLARING THE SURPLUS LAND FOR SUCCESSOR AGENCY-OWNED PROPERTY LOCATED AT 701 W. WHITTIER BOULEVARD, MONTEBELLO, CALIFORNIA

RECOMMENDATION: It is recommended that the Successor Agency to the former Montebello Redevelopment Agency:

- 1) Adopt Resolution No. 22-03 declaring Successor Agency owned property located at 701 W. Whittier Boulevard, Montebello, California surplus land pursuant to Government Code Section 54221(b)(1).

14. INTRODUCTION AND FIRST READING OF ORDINANCE NO. 2449 UPDATING MONTEBELLO MUNICIPAL CODE CHAPTER 5.08, TITLE 5 DEALING WITH BUSINESS LICENSES AND REGULATIONS TO UPDATE THE TEMPORARY MORATORIUM ENACTED ON JUNE 24, 2009

RECOMMENDATION: It is recommended that the City Council:

- 1) Introduce and Conduct First Reading of Ordinance No. 2449 Amending Sections 5.08.010, 5.08.020, 5.08.030, 5.08.050 and 5.08.060 of Chapter 5.08, Title 5 (Business Licenses and Regulations) of the Montebello Municipal Code; and
- 2) Take such additional, related, action that may be desirable.

15. APPROVAL OF A RESOLUTION ADOPTING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY AND THE MONTEBELLO FIRE MANAGEMENT ASSOCIATION, A RESOLUTION ADOPTING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY AND THE MONTEBELLO MID-MANAGEMENT ASSOCIATION, A RESOLUTION ADOPTING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY AND THE MONTEBELLO CITY EMPLOYEES' ASSOCIATION, AND A RESOLUTION ADOPTING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY AND THE MONTEBELLO MID-MANAGEMENT PROFESSIONALS' ASSOCIATION, A RESOLUTION TO MEMORIALIZE UNREPRESENTED NON-MANAGEMENT EMPLOYEES TO ALIGN WITH THE MONTEBELLO CITY EMPLOYEES' ASSOCIATION

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve a Resolution adopting a tentatively agreed upon Comprehensive Memorandum of Understanding (MOU) between the City and the Montebello Fire Management Association (MFMA); and
- 2) Approve a Resolution adopting a tentatively agreed upon Comprehensive Memorandum of Understanding between the City and the Montebello Mid-Management Association (MMMA); and

- 3) Approve a Resolution adopting a tentatively agreed upon Comprehensive Memorandum of Understanding between the City and the Montebello City Employees' Association (MCEA); and
- 4) Approve a Resolution adopting a tentatively agreed upon Comprehensive Memorandum of Understanding between the City and the Montebello Mid-Management Professionals' Association (MMPA).
- 5) Approve a Resolution to memorialize unrepresented non-management employees to align with the Montebello City Employees' Association (MCEA)
- 6) Approve amendment of the Table of Organization/Master Position Control updating staffing in the Transit and Human Resources – Information Technology Departments

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine. Any items a Councilmember wishes to discuss should be designated at this time. All other items may be approved in a single motion. Such approval will also waive the reading of any ordinance.

16. APPROVAL OF AMENDMENT NO. 1 TO LICENSE AGREEMENT NO. 3977 WITH ZENCITY FOR ONGOING SOCIAL MEDIA MONITORING AND ANALYSIS

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve Amendment No. 1 to License Agreement No. 3977 with Zencity for social media analytics, insights and trend monitoring.

17. ADOPT ORDINANCE NO. 2448 APPROVING DEVELOPMENT AGREEMENT NO. 3973/DA-04-21 BETWEEN THE CITY OF MONTEBELLO AND MAGNA & MAGNA, INC. FOR PROPERTY AT 116, 128, AND 136 N. POPLAR AVE (PROJECT SITE A) AND 129-133 N. POPLAR AVE (PROJECT SITE B) – SECOND READING

RECOMMENDATION: It is recommended that the City Council:

- 1) Waive Second Reading and adopt Ordinance No. 2448 approving a Development Agreement No. 3973/DA-04-2 by and between the City of Montebello ("City") and Magna & Magna, Inc.; and
- 2) Take such additional or alternative action that may be desirable.

18. ADOPT RESOLUTION NO. 22-22 AUTHORIZING THE CITY'S SUBMISSION OF TWO (2) APPLICATIONS TO THE FEDERAL TRANSIT ADMINISTRATION TO RECEIVE FUNDING TO PURCHASE ZERO-EMISSION BUSES UNDER THE LOW OR NO EMISSION GRANT PROGRAM AND THE GRANTS FOR BUSES AND BUS FACILITIES PROGRAM

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt Resolution No. 22-22 authorizing the City's submission of an application to the Federal Transit Administration (FTA) to receive funding to purchase zero-emission buses under two (2) grant programs: (i) the Low or No Emission Grant Program ("Low-No Program"), in the amount of \$13,526,438, and (ii) the Grants for Buses and Bus Facilities Program ("Bus and Bus Facilities Program"); in the amount of \$13,526,438 (collectively, hereinafter the "Grants"); and
 - 2) Take such additional, related, action that may be desirable.
19. **APPROVAL OF AMENDMENT NO. 4 TO AGREEMENT NO. 2836 WITH ALLIED UNIVERSAL SECURITY SERVICES TO PROVIDE SECURITY SERVICES FOR THE MONTEBELLO/COMMERCE METROLINK STATION AND THE EMERGENCY NON-CONGREGATE SHELTER PILOT PROGRAM (OPERATION STAY SAFE)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve Amendment No. 4 to Agreement No. 2836, between the City of Montebello (City) and Allied Universal Security Services (Allied Universal) to exercise a one-year term contract extension to provide security services for the Montebello/Commerce Metrolink Station (Metrolink Station) and the Emergency Non-Congregate Shelter Pilot Program (Operation Stay Safe); and
 - 2) Authorize the City Manager and/or his designee to execute Amendment No. 4 with Allied Universal on behalf of the City; and
 - 3) Take such additional, related, action that may be desirable.
20. **TREASURER'S REPORT FOR THE QUARTER ENDING MARCH 31, 2022**

RECOMMENDATION: It is recommended that the City Council:

- 1) Receive and file the Quarterly Treasurer's Report for the quarter ending March 31, 2022.
21. **PAYMENT OF BILLS: RESOLUTION NO. 22-23 APPROVING THE CITY WARRANT REGISTER OF DEMANDS DATED APRIL 27, 2022**

RECOMMENDATION: Adopt Resolution No. 22-23 approving the Warrant Register dated April 27, 2022.

22. **APPROVAL OF CITY COUNCIL MINUTES – MARCH 9, 2022 AND MARCH 23, 2022.**

RECOMMENDATION: Approve said minutes as written.

23. **ADOPT RESOLUTION NO. 22-29 FOR THE FISCAL YEAR 2022-23 LEVY OF ANNUAL ASSESSMENTS FOR THE NATASHA LANE SEWER AND STORM DRAIN PUMP STATION ASSESSMENT DISTRICT**

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt Resolution No. 22-29 (Attachment A) establishing the City's intention for the Fiscal Year 2022-23 Levy of Annual Assessments for the Natasha Lane Sewer and Storm Drain Pump Station Assessment District; and,
- 2) Authorize the City Engineer to prepare and file a Preliminary Engineer's Report; and,
- 3) Take such additional, related actions that may be desirable.

24. ADOPT RESOLUTION NO. 22-30 FOR THE FISCAL YEAR 2022-23 LEVY OF ANNUAL ASSESSMENTS FOR THE NATASHA LANE LANDSCAPE ASSESSMENT DISTRICT**RECOMMENDATION: It is recommended that the City Council:**

- 1) Adopt Resolution No. 22-30 (Attachment A) establishing the City's intention for the Fiscal Year 2022-23 Levy of Annual Assessments for the Natasha Lane Landscape Assessment; and,
- 2) Authorize the City Engineer to prepare and file a Preliminary Engineer's Report; and,
- 3) Take such additional, related actions that may be desirable.

25. AUTHORIZE THE NOTICE INVITING BIDS FOR C.P. # 891 – ANNUAL CONCRETE REPAIR PROGRAM FISCAL YEARS 2021-22 AND 2022-23**RECOMMENDATION: It is recommended that the City Council:**

- 1) Approve the Plans, Specifications, and Estimate (PS&E) for the Annual Concrete Repair Program (C.P. #891);
- 2) Authorize the City Clerk to publish the Notice Inviting Bids (Attachment A);
- 3) Approve the Notice of Exemption (Attachment B) for the subject project and authorize the City Clerk to file the Notice of Exemption with Los Angeles Registrar-Recorder; and
- 4) Take such additional, related, action that may be desirable.

AB 1234 TRAVEL REPORTS

Members of the City Council will provide a brief report on meetings attended at the expense of the local agency as required by Government Code Section 53232.3(d).

COUNCIL ORALS

Council member announcements; requests for future agenda items; conference/meetings reports.

- **Councilmember Peralta**

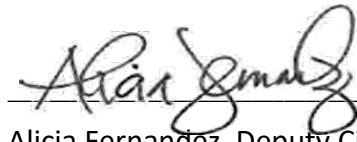
1. Asking for City Council consensus to allow The Department of Mental Health's United Mental Health Promoters Program to use the Senior Center or another City facility and coordinate with Staff to provide free mental health workshops, presentations, and services at no cost to the City or participants.

2. Save the Date: Mother's Day Celebration Mariachi Serenata on May 7, 2022. Inviting all the beautiful moms in Montebello, more details to come!
 3. Appointment of Richard Carlin to the Parks and Recreation Commission
 4. Personnel Commission Vacancy: please request and submit an application to cityclerk@cityofmontebello.com or in person at City Hall.
- **Councilmember Melendez**
 - **Councilmember Torres**
 - **Mayor Pro Tem Jimenez**
 - **Mayor Cobos-Cawthorne**
1. Parking Issues: due to SB 9 and 10 and street sweeping, etc.

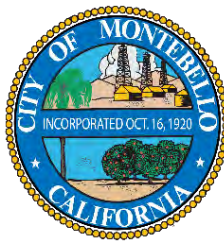
ADJOURNMENT

The City of Montebello will adjourn to the next **Regular Meeting on May 11, 2022 at 5:00 p.m.** which can be live streamed at www.cityofmontebello.com (Click on Live Stream).

I, Alicia Fernandez, Deputy City Clerk for the City of Montebello hereby certify that a copy of this agenda has been posted on or before **Sunday, April 24, 2022 5:00 p.m.**



Alicia Fernandez, Deputy City Clerk



CITY OF MONTEBELLO

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

FROM: René Bobadilla, P.E., City Manager

BY: Arnold M. Alvarez-Glasman, City Attorney

SUBJECT: California Voting Rights Act (“CVRA”) Public Hearing No. 7

DATE: April 27, 2022

RECOMMENDATIONS:

It is recommended that the City Council:

- 1) Receive input from the public regarding the draft City Council district maps (Attachment A) selected for further discussion and consideration; and
- 2) Select the final City Council district map; and
- 3) Once the final City Council district map is selected, assign each City Council seat to a new City Council district; and
- 4) Take such additional, related, action that may be desirable.

FISCAL IMPACT

None.

BACKGROUND

Montebello City Councilmembers are currently elected in “at-large” elections, in which each Councilmember is elected by the voters of the entire City. The City received a petition on March 15, 2021 alleging the City’s at-large election system violates the CVRA and requesting that the City voluntarily change its at-large system of electing Councilmembers to a district-based election system. In a by-district election system, a candidate for City Council must live in the district where the candidate wishes to represent, and only the voters of that district are entitled to vote to decide who their representative will be.

DISCUSSION

The CVRA was enacted in 2001 to implement the California constitutional guarantees of equal protection and the right to vote. Under the CVRA, a city is required to hold at least two (2) public hearings prior to the drawing of draft City Council district maps, and at least two (2) public hearings after the draft City Council district maps are drawn.

The City Council has held public hearings on October 13, 2021, November 13, 2021, February 9, 2022, February 23, 2022, and April 9, 2022. The City Council has also scheduled a sixth public hearing to take place on April 23, 2022. (Note: This report does not include an update or direction from the scheduled April 23, 2022 public hearing. City staff will await any comment or direction from the City Council resulting from the scheduled April 23, 2022 public hearing and update the public accordingly.)

DATE	TYPE OF MEETING	LOCATION	NOTES
Public Hearing #7 April 27, 2022	Regular Meeting	Council Chambers	• Receive public input regarding maps; • Select final map; • Assign each City Council seat to a new City Council district.
May 11, 2022	Regular Meeting	Council Chambers	Adopt final map by resolution
May 12, 2022			Deadline to submit map to Los Angeles County Registrar's Office

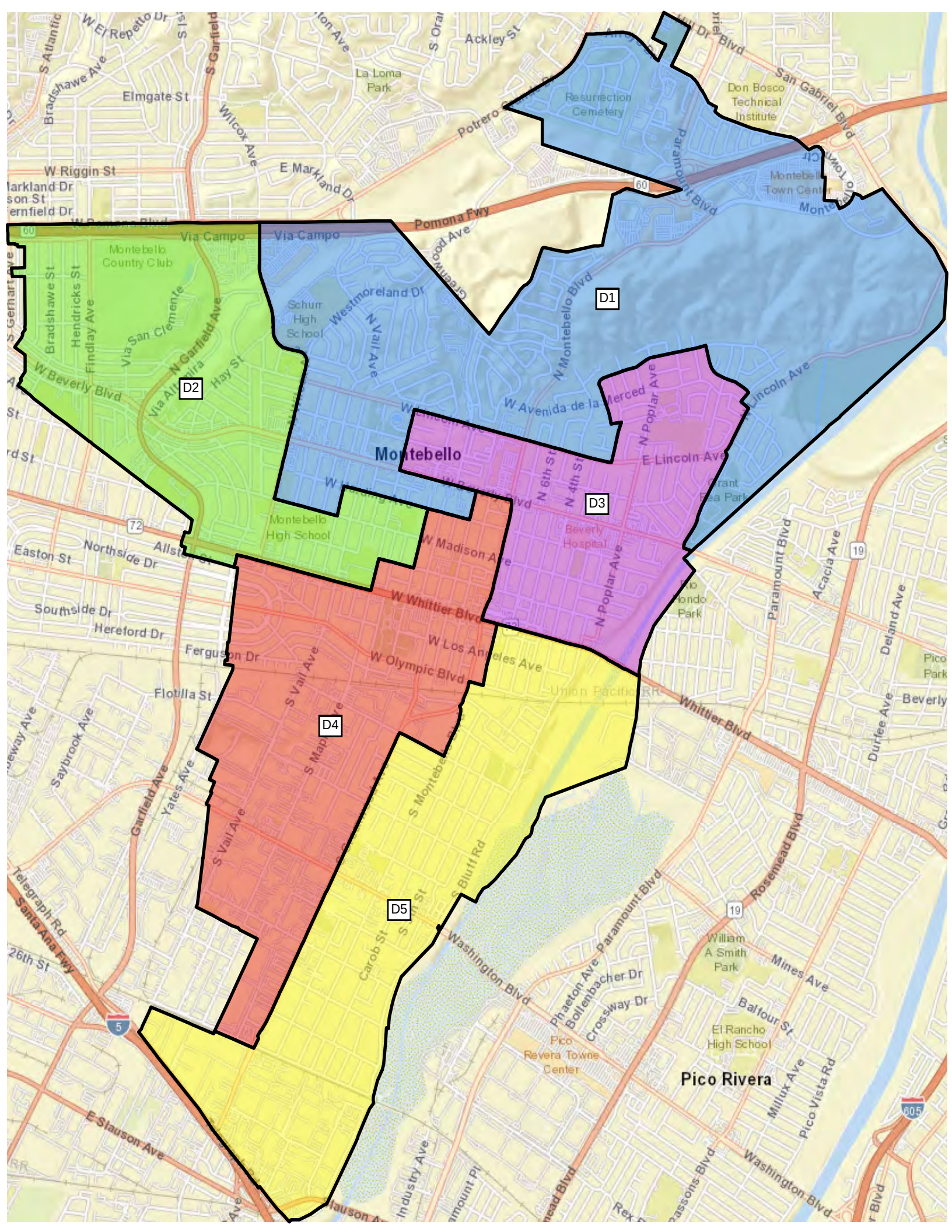
SUMMARY

Staff recommends that the City Council conduct the public hearing and receive further public input regarding the draft City Council district maps selected for further discussion, select a final district map and assign each Council seat to a new district.

ATTACHMENT:

A. Attachment A – Draft City Council District Maps

DEMOGRAPHER MAP 2



TOTAL Population:	62,879
Mean Target Population:	12,576
Largest Positive Deviation:	450
Largest Negative Deviation:	-332
Overall Range in Deviation:	782
Overall Range in Deviation Percentage:	6.22%

District	TOTAL Population	Target Population	Target Deviation	Target Deviation (%)
1	12,282	12,576	-294	-2.34
2	12,244	12,576	-332	-2.64
3	12,692	12,576	116	0.92
4	12,635	12,576	59	0.47
5	13,026	12,576	450	3.58

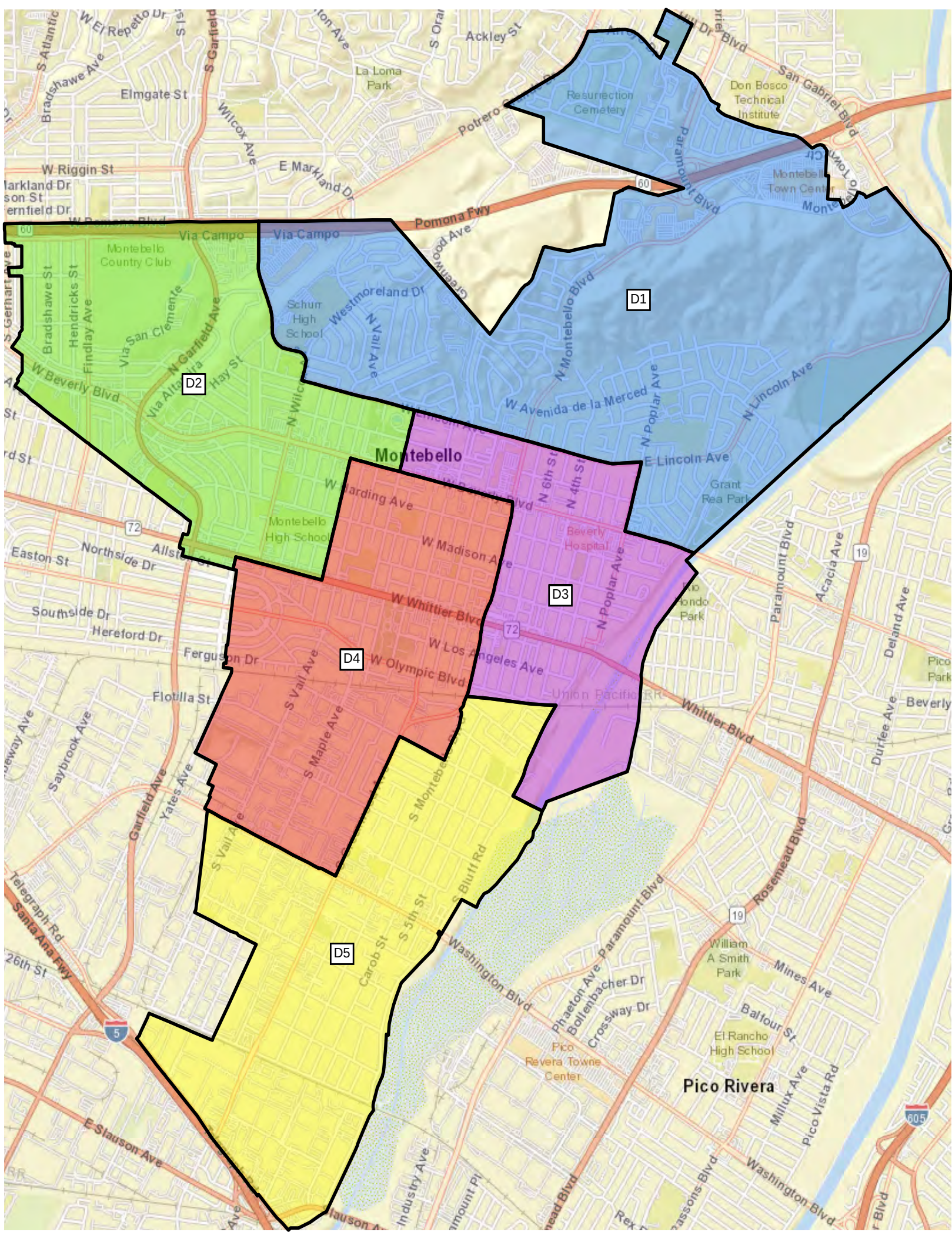
Total Population by Race/Ethnicity

District	Total Population	NH White	Hispanic	NH Black	NH Asian	NH Other
1	12,282	1,292 10.52%	6,492 52.61%	119 0.97%	4,188 34.10%	191 1.80%
2	12,244	688 5.62%	10,298 84.11%	83 0.68%	977 7.98%	198 1.61%
3	12,692	1,391 10.96%	9,490 74.77%	113 0.89%	1,481 11.67%	217 1.71%
4	12,635	602 4.76%	11,254 89.07%	112 0.89%	526 4.16%	141 1.12%
5	13,026	500 3.84%	11,673 89.61%	97 0.74%	623 4.78%	133 1.03%
Total	62,879	4,473	49,177	524	7,795	910

Citizen Voting Age Population

District	Total CVAP	NH White CVAP	Hispanic CVAP	NH Black CVAP	NH Asian CVAP	NH Other CVAP
1	8,404	1,029 12.24%	4,125 49.08%	64 0.76%	3,146 37.43%	40 0.49%
2	7,688	468 6.09%	6,828 88.81%	10 0.13%	338 4.40%	44 0.57%
3	8,675	1,265 14.58%	5,864 67.60%	199 2.29%	1,121 12.92%	226 2.61%
4	7,169	517 7.21%	6,282 87.63%	70 0.98%	239 3.33%	61 0.85%
5	7,035	340 4.83%	6,130 87.14%	4 0.06%	546 7.76%	15 0.21%
Total	38,971	3,619	29,229	347	5,390	386

DEMOGRAPHER MAP 3



TOTAL Population:	62,879
Mean Target Population:	12,576
Largest Positive Deviation:	283
Largest Negative Deviation:	-457
Overall Range in Deviation:	740
Overall Range in Deviation Percentage:	5.88%

District	TOTAL Population	Target Population	Target Deviation	Target Deviation (%)
1	12,119	12,576	-457	-3.63
2	12,859	12,576	283	2.25
3	12,379	12,576	-197	-1.57
4	12,834	12,576	258	2.05
5	12,688	12,576	112	0.89

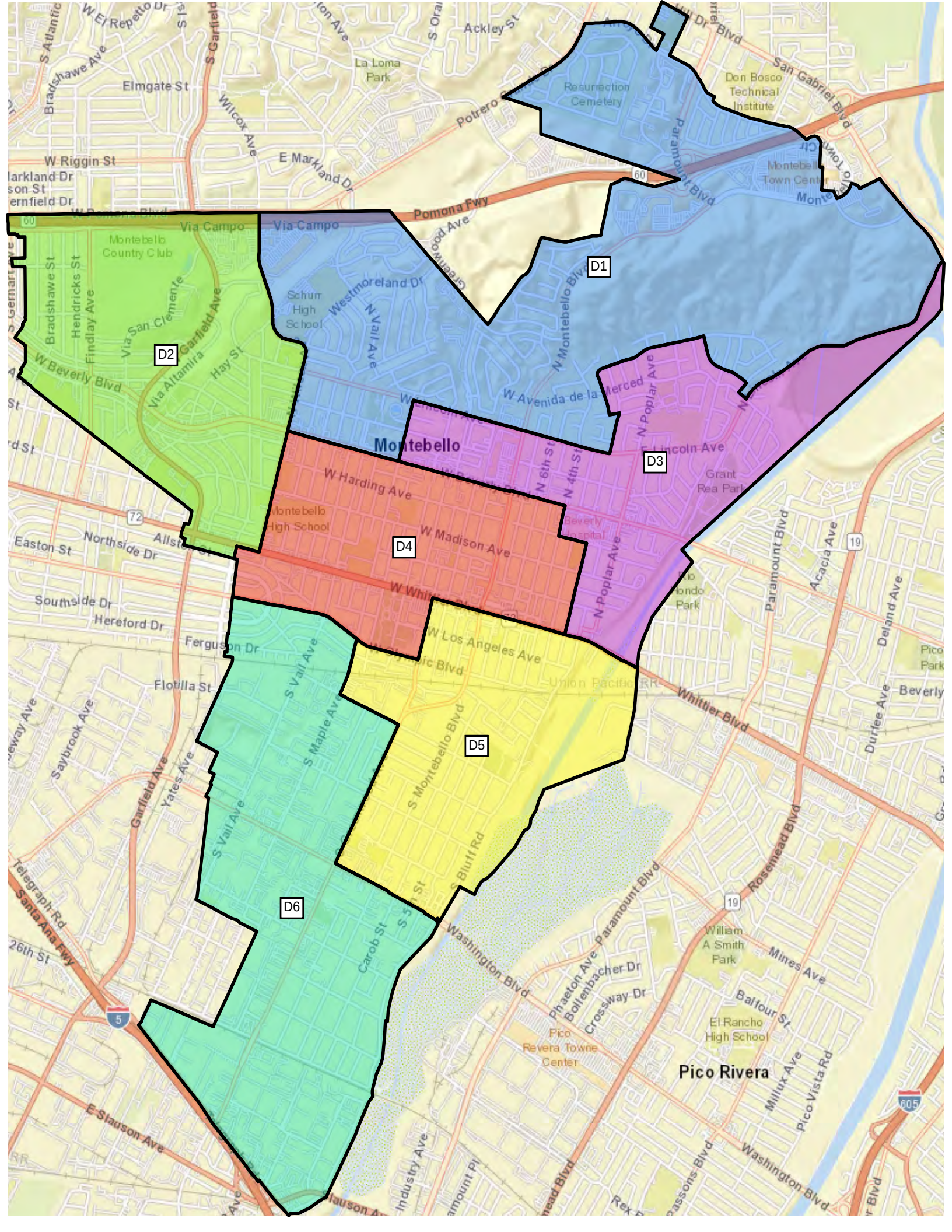
Total Population by Race/Ethnicity

District	Total Population	NH White	Hispanic	NH Black	NH Asian	NH Other
1	12,119	1,344 11.09%	6,379 52.64%	92 0.76%	4,090 33.75%	214 1.76%
2	12,859	758 5.89%	10,585 82.32%	103 0.80%	1,183 9.20%	230 1.79%
3	12,379	1,107 8.94%	9,808 79.23%	119 0.96%	1,161 9.38%	184 1.49%
4	12,834	803 6.26%	11,067 86.23%	52 0.41%	778 6.06%	134 1.04%
5	12,688	461 3.63%	11,338 89.36%	158 1.25%	583 4.59%	148 1.17%
Total	62,879	4,473	49,177	524	7,795	910

Citizen Voting Age Population

District	Total CVAP	NH White CVAP	Hispanic CVAP	NH Black CVAP	NH Asian CVAP	NH Other CVAP
1	8,609	1,034 12.01%	4,359 50.63%	73 0.85%	3,113 36.16%	30 0.35%
2	8,003	595 7.43%	6,820 85.21%	12 0.15%	518 6.47%	58 0.74%
3	8,103	1,015 12.53%	5,797 71.54%	180 2.22%	891 11.00%	220 2.71%
4	7,451	660 8.86%	6,358 85.33%	8 0.11%	357 4.79%	68 0.91%
5	6,805	315 4.63%	5,895 86.63%	74 1.09%	511 7.51%	10 0.14%
Total	38,971	3,619	29,229	347	5,390	386

DEMOGRAPHER MAP 5



TOTAL Population:	62,879
Mean Target Population:	10,480
Largest Positive Deviation:	498
Largest Negative Deviation:	-495
Overall Range in Deviation:	993
Overall Range in Deviation Percentage:	9.48%

District	TOTAL Population	Target Population	Target Deviation	Target Deviation (%)
1	10,214	10,480	-266	-2.54
2	10,514	10,480	34	0.32
3	10,659	10,480	179	1.71
4	9,985	10,480	-495	-4.72
5	10,978	10,480	498	4.75
6	10,529	10,480	49	0.47

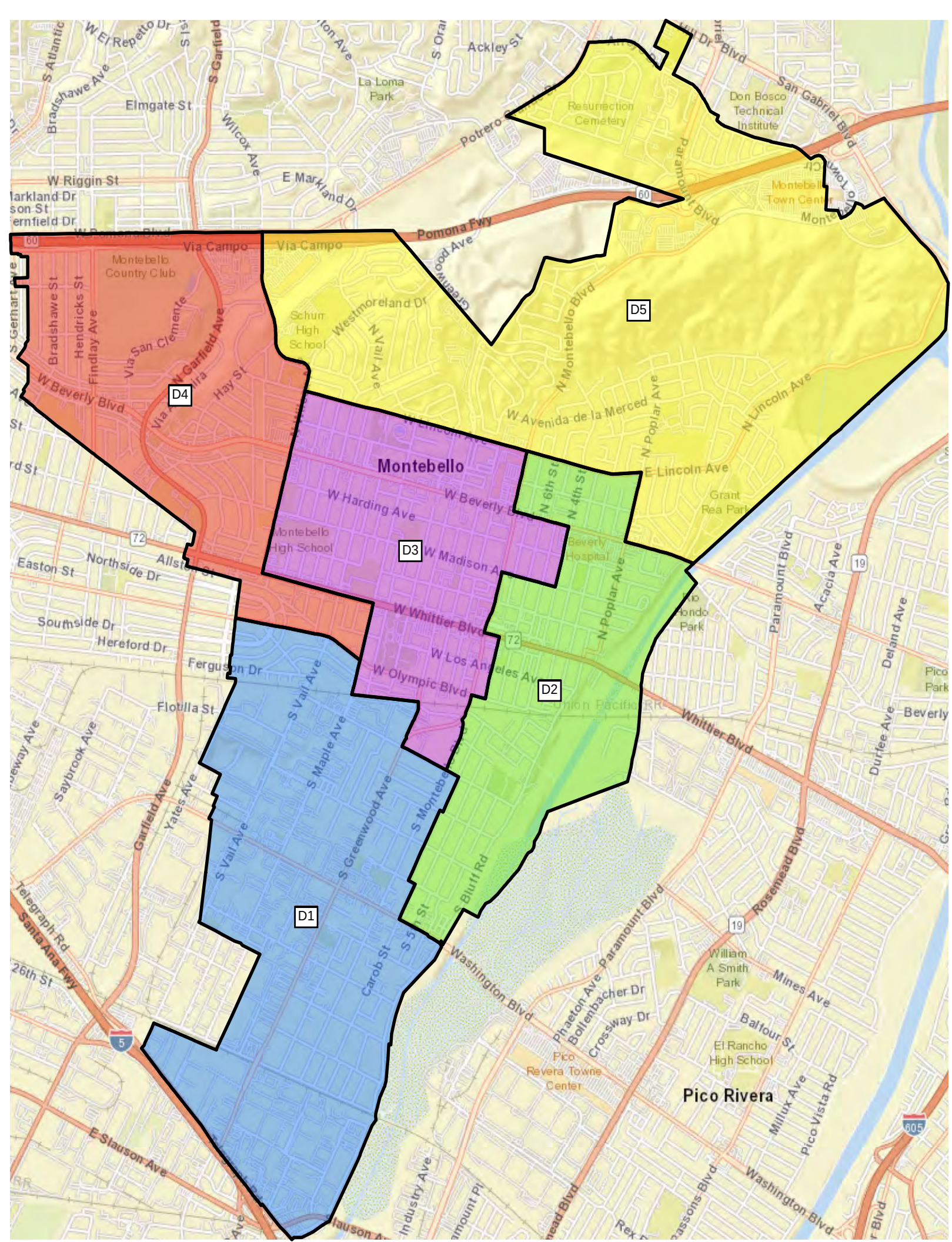
Total Population by Race/Ethnicity

District	Total Population	NH White	Hispanic	NH Black	NH Asian	NH Other
1	10,214	1,038 10.16%	5,116 50.09%	100 0.98%	3,764 36.85%	196 1.92%
2	10,514	547 5.20%	8,794 83.64%	79 0.75%	906 8.62%	188 1.79%
3	10,659	1,218 11.43%	7,780 72.99%	101 0.95%	1,375 12.90%	185 1.73%
4	9,985	923 9.24%	8,165 81.77%	53 0.53%	745 7.46%	99 1.00%
5	10,978	417 3.80%	9,738 88.70%	56 0.51%	660 6.01%	107 0.98%
6	10,529	330 3.13%	9,584 91.02%	135 1.28%	345 3.28%	135 1.29%
Total	62,879	4,473	49,177	524	7,795	910

Citizen Voting Age Population

District	Total CVAP	NH White CVAP	Hispanic CVAP	NH Black CVAP	NH Asian CVAP	NH Other CVAP
1	7,151	875 12.24%	3,304 46.20%	43 0.60%	2,894 40.47%	35 0.49%
2	6,722	346 5.15%	6,000 89.26%	10 0.15%	323 4.81%	43 0.63%
3	7,563	1,229 16.25%	5,015 66.31%	135 1.79%	994 13.14%	190 2.51%
4	6,864	693 10.10%	5,513 80.32%	85 1.24%	480 6.99%	93 1.35%
5	5,431	151 2.78%	4,872 89.71%	4 0.07%	394 7.25%	10 0.19%
6	5,240	325 6.20%	4,525 86.35%	70 1.35%	305 5.82%	15 0.28%
Total	38,971	3,619	29,229	347	5,390	386

PUBLIC SUBMISSION MAP 5



TOTAL Population:	62,879
Mean Target Population:	12,576
Largest Positive Deviation:	385
Largest Negative Deviation:	-457
Overall Range in Deviation:	842
Overall Range in Deviation Percentage:	6.70%

District	TOTAL Population	Target Population	Target Deviation	Target Deviation (%)
1	12,777	12,576	201	1.60
2	12,720	12,576	144	1.15
3	12,961	12,576	385	3.06
4	12,302	12,576	-274	-2.18
5	12,119	12,576	-457	-3.63

Total Population by Race/Ethnicity

District	Total Population	NH White	Hispanic	NH Black	NH Asian	NH Other
1	12,777	439 3.44%	11,460 89.69%	146 1.14%	563 4.41%	169 1.32%
2	12,720	848 6.67%	10,864 85.41%	113 0.89%	774 6.08%	121 0.95%
3	12,961	1,182 9.12%	10,058 77.60%	86 0.66%	1,431 11.04%	204 1.58%
4	12,302	660 5.36%	10,416 84.67%	87 0.71%	937 7.62%	202 1.64%
5	12,119	1,344 11.09%	6,379 52.64%	92 0.76%	4,090 33.75%	214 1.76%
Total	62,879	4,473	49,177	524	7,795	910

Citizen Voting Age Population

District	Total CVAP	NH White CVAP	Hispanic CVAP	NH Black CVAP	NH Asian CVAP	NH Other CVAP
1	6,216	338 5.44%	5,324 85.65%	70 1.13%	475 7.64%	9 0.14%
2	7,780	750 9.64%	6,345 81.56%	184 2.36%	380 4.88%	121 1.56%
3	8,734	1,126 12.89%	6,321 72.37%	10 0.11%	1,099 12.58%	178 2.05%
4	7,632	371 4.86%	6,880 90.15%	10 0.13%	323 4.23%	48 0.63%
5	8,609	1,034 12.01%	4,359 50.63%	73 0.85%	3,113 36.16%	30 0.35%
Total	38,971	3,619	29,229	347	5,390	386



CITY OF MONTEBELLO

SUCCESSOR AGENCY AGENDA STAFF REPORT

TO: Honorable Successor Agency Chair and Members

FROM: René Bobadilla, P.E., Executive Director

BY: Joseph Palombi, Director of Community Development
Arnold M. Alvarez-Glasman, Successor Agency Counsel
John W. Lam, Deputy Successor Agency Counsel

SUBJECT: **Adopt Resolution No. 22-03 Declaring the Surplus Land for Successor Agency-Owned Property Located at 701 W. Whittier Boulevard, Montebello, California**

DATE: April 27, 2022

RECOMMENDATION:

It is recommended that the Successor Agency to the former Montebello Redevelopment Agency ("Successor Agency") adopt attached Resolution No. 22-03 declaring Successor Agency owned property located at 701 W. Whittier Boulevard, Montebello, California surplus land pursuant to Government Code Section 54221(b)(1).

FISCAL IMPACT

There is no fiscal impact to the City or Successor Agency Fund.

BACKGROUND

The subject property is the former Jimmie's Restaurant site located at 701 W. Whittier Boulevard, Montebello, California identified as Los Angeles County Assessor Parcel No. 6349-007-917 with a total lot area of approximately 9,750 square feet and is currently zoned C-2 (the "Property"). The Property was acquired by the Successor Agency's predecessor (the former City of Montebello Redevelopment Agency) in 2008 for the potential revitalization of the Whittier Boulevard commercial corridor. The Property was most recently occupied by a restaurant that operated under the name Jimmie's Restaurant and prior to that was the location of a former gas service station. The Property is currently developed with a commercial structure totaling approximately 4,099 square feet. The existing commercial structure is vacant and the underground tanks related to the former gas service station still exist at the Property. Due to challenges related to the

Adopt Resolution No. 22-03 Declaring the Surplus Land for Successor Agency-Owned Property Located at 710 W. Whittier Boulevard, Montebello, California

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COVID-19 pandemic, the City took a pause on exploring options for disposition of the Property. Now that the opportunity for new uses has been recently re-energized, the City's Successor Agency would like to initiate a process to reactivate this portion of downtown Montebello to help strengthen the economic viability of the area.

The Successor Agency now desires to dispose of the Property in accordance with the Surplus Land Act ("SLA") pursuant to Government Code Section 54220 *et seq.*

DISCUSSION

In 2011, the California Legislature enacted legislation dissolving California redevelopment agencies and ordered the systematic winding down of all redevelopment agencies (AB1X26, AB1484, et al). As part of the mandated redevelopment wind down process, the Successor Agency prepared a Long Range Property Management Plan ("LRPMP"), which was approved by the Oversight Board and the State Department of Finance (DOF). This Property is listed in the Agency's approved LRPMP and calls for the Property to be disposed of to a developer or end-user for development consistent with the Agency planning objectives for a sale price consistent with an estimate of current value.

Due to redevelopment dissolution and the need for significant improvements and potential remediation, which limits the Successor Agency's potential use of the Property, the Property is no longer necessary for the Agency's use as defined under the SLA and should be disposed by the Successor Agency.

However, the SLA requires that before a local agency such as the Successor Agency takes any action to dispose of (sell or lease) property, it must declare the property as either "surplus land" or "exempt surplus land." Unless the surplus land is exempt, the agency must give written notice of its availability to any local public entity, including schools and park districts, within whose jurisdiction the property is located, as well as to affordable housing sponsors that have notified the State Department of Housing and Community Development (HCD) of their interest in surplus property. The SLA's purpose is to provide greater opportunity for the development of affordable housing on publicly owned lands.

Per the SLA, notice of availability must be given prior to the agency "participating in negotiations to dispose of the property." An entity receiving notice from the agency has 60 days to notify the agency of its interest in purchasing the property, and the agency is required to negotiate in good faith for not less than 90 days with any entity that has responded. Notwithstanding the obligation to negotiate in good faith, the local agency is not required to sell or lease the property to the agency, or to do so for less than fair market value.

The City is not required to sell the land to an interested party. If terms are not agreed upon between an interested party and the City within the 90-day good faith negotiations

period, the City may negotiate with any other developers or interested parties for the disposition of surplus land. Any future disposition of the Property will require Successor Agency, Oversight Board, and DOF approval.

If an agency does not comply with the SLA, the agency may be subject to significant penalties that require a local agency to forfeit 30 percent of the purchase price/lease proceeds for the first violation and 50 percent for any subsequent noncompliance.

ENVIRONMENTAL

Declaring the Property surplus land will not result in a direct or reasonably foreseeable indirect or direct physical change in the environment and in light of the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and since it can be seen with certainty that there is no possibility that the proposed action may have a significant effect on the environment, the adoption of the Resolution is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

SUMMARY

The City Council will consider approval and adoption of a resolution declaring the Property surplus land pursuant to the SLA.

ATTACHMENT:

- A. Attachment A – Resolution No. 22-03

ATTACHMENT A

SUCCESSOR AGENCY RESOLUTION NO. 22-03

A RESOLUTION OF THE MONTEBELLO SUCCESSOR AGENCY DECLARING THE PROPERTY LOCATED AT 701 W. WHITTIER BOULEVARD, CITY OF MONTEBELLO, TO BE “SURPLUS LAND” PURSUANT TO THE SURPLUS LAND ACT SUBJECT TO CERTAIN CONDITIONS AND RESTRICTIONS ON DEVELOPMENT

WHEREAS, the Successor Agency to the former Montebello Redevelopment Agency (“Successor Agency”) is the owner in fee simple of that certain parcel of real property comprised of approximately 9,750 square feet (or 0.22 acres) and located at 701 W. Whittier Blvd., City of Montebello, California, specifically identified as Los Angeles County Assessor’s Parcel No. 6349-007-917, and listed as Property #2 in the Successor Agency’s Long Range Property Management Plan (the “Property”); and

WHEREAS, the Property was acquired by the predecessor to the Successor Agency on December 24, 2008 for \$895,000 and was previously occupied by a restaurant that operated under the name of Jimmie’s Restaurant; and

WHEREAS, the Property was also the location of a former gas service station with underground storage tanks; and

WHEREAS, given the need for significant improvements and potential remediation which could potentially burden the redevelopment of the Property, as detailed in the staff report, the Property is not necessary or suitable for the “Agency’s use” within the meaning of the Surplus Land Act; and

WHEREAS, California’s Surplus Land Act (as amended by Assembly Bill 1486 and codified in Government Code sections 54220 *et seq*, the “Act”), and the Guidelines for Implementation of the Act (“Guidelines”) published by the Department of Housing and Community Development (“HCD”) as of April 2021, require that the Successor Agency, before approving the sale or lease of real property owned by the Successor Agency, first take formal action at a public meeting to declare the property to be either “surplus land” or “exempt surplus land,” and thereafter comply with disposition procedures applicable to the property’s characterization as either “surplus land” or “exempt surplus land”;

WHEREAS, as suggested by the Guidelines, the Successor Agency has concluded that the Property does not qualify as “exempt surplus land” given its history, and the Property would be “surplus land” within the meaning of the Act;

WHEREAS, the Act and Guidelines authorize local agencies to impose reasonable development conditions or restrictions on the sale or lease of surplus land, provided any such conditions or restrictions are first reviewed by HCD and included in the Successor Agency’s “notice of availability” (“NOA”) distributed to the governmental entities and affordable housing sponsors identified in the Act, and the Act preserves the Successor

SUCCESSOR AGENCY RESOLUTION NO. 22-03

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Agency's local jurisdictional authority and discretion to approve land use, zoning, or entitlement decisions in connection with surplus land;

WHEREAS, the Successor Agency intends to either permanently dispose of or enter into a long-term lease to facilitate a commercial/retail/residential user who would be interested in reactivating the Property without disturbing the soil potentially causing a need for costly remediation efforts, which is consistent with the Successor Agency's vision for the downtown corridor; and

WHEREAS, the Successor Agency has scheduled and conducted a public meeting at which it has considered staff reports and presentations, public testimony, and other evidence presented in connection with this matter, and all prerequisites to the adoption of this Resolution have been duly performed.

NOW, THEREFORE, THE SUCCESSOR AGENCY FOR THE FORMER CITY OF MONTEBELLO REDEVELOPMENT AGENCY HEREBY FINDS, DECLARES AND RESOLVES AS FOLLOWS:

SECTION 1. Based upon staff reports, presentations, public testimony, and other matters presented to the Successor Agency during the public meeting at which this item was considered, the Successor Agency finds and declares that the foregoing recitals are true and correct and incorporated into this Resolution by this reference as a material part hereof; and based upon such information, makes the additional factual findings and declarations set forth below.

SECTION 2. The Successor Agency hereby declares that the Property is "surplus land" within the meaning of the Act, provided that and conditioned upon the following: (a) the Successor Agency shall comply with all procedural and substantive requirements of the Act associated with the disposition of the Property, including but not limited to issuing the notices of availability for the Property required by the Act prior to commencing negotiations for its disposition.

SECTION 3. The Successor Agency authorizes and directs the Executive Director to issue a notice of availability of the Property for disposition pursuant to the Act, provided that before circulation of the notice of availability, the Executive Director shall first provide a copy of this Resolution and the proposed notice of availability to HCD for review as directed by the Guidelines. Upon completion of HCD's review, the Executive Director is authorized and directed to take such further actions as are reasonably necessary to effectuate the purpose of this Resolution and satisfy the pre-disposition requirements of the Act.

SECTION 4. This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"), and approval of this Resolution is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(32) because declaring the Property surplus land will not result in a direct or reasonably foreseeable indirect or direct physical change in the

SUCCESSOR AGENCY RESOLUTION NO. 22-03

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environment and in light of the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and since it can be seen with certainty that there is no possibility that the proposed action may have a significant effect on the environment.

SECTION 5. The Successor Agency Secretary shall certify to the passage and adoption of this resolution, which shall become effective immediately upon adoption.

PASSED, APPROVED and ADOPTED this 27th day of April, 2022.

Kimberly A. Cobos-Cawthorne, Mayor

ATTEST:

APPROVED AS TO FORM:

Christopher Jimenez,
Agency Secretary

Arnold Alvarez-Glasman,
Agency Counsel

SUCCESSOR AGENCY RESOLUTION NO. 22-03

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STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF MONTEBELLO)

I, Christopher Jimenez, City Clerk of the City of Montebello, County of Los Angeles, State of California, hereby certify that the foregoing Successor Agency Resolution No. 22-03 was passed and adopted by the Successor Agency of the City of Montebello, signed by the Mayor and attested by the City Clerk at a regular meeting of said Council held on the 27th day of April 2022 and that said Resolution was adopted by the following vote, to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

The undersigned, City Clerk of the City of Montebello, does hereby attest and certify that the foregoing Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of said City which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

DATE: _____

Christopher Jimenez, City Clerk



ITEM # 14

CITY OF MONTEBELLO

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: René Bobadilla, City Manager

BY: Michael Solorza, Director of Finance

SUBJECT: Introduction and First Reading of Ordinance No. 2449 Updating Montebello Municipal Code Chapter 5.08, Title 5 Dealing with Business Licenses and Regulations to Update the Temporary Moratorium Enacted on June 24, 2009

DATE: April 27, 2022

RECOMMENDATIONS:

It is recommended that the City Council:

- 1) Introduce and Conduct First Reading of Ordinance No. 2449 Amending Sections 5.08.010, 5.08.020, 5.08.030, 5.08.050 and 5.08.060 of Chapter 5.08, Title 5 (Business Licenses and Regulations) of the Montebello Municipal Code; and
- 2) Take such additional, related, action that may be desirable.

FISCAL IMPACT

The City requires a business license for all operating businesses within the City, per Chapter 5.08, Title 5 of the City's municipal code. The license is utilized to ensure all businesses are operating per the City's municipal code requirements – meeting various Fire, Planning and Building Safety standards.

The City has utilized HdL and Companies to effectively manage the business license program since October, 2020. The transition to HdL has allowed for improved customer service to the City's business community, and has resulted in increased adherence to the City's municipal code, ensuring all business are operating safely and in the best interests of our residents and the community.

Introduction and First Reading of Ordinance No. 2449 Updating Montebello Municipal Code Chapter 5.08, Title 5 Dealing with Business Licenses and Regulations to Update the Temporary Moratorium Enacted on June 24, 2009

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In addition to improved adherence to the municipal code, revenue from the annual business license fee has increased. The table below shows actual revenue since 2016 through projections for the current fiscal year:

2016	2017	2018	2019	2020	2021	2022*
2,373,374	2,372,212	2,415,933	2,372,820	2,254,827	2,885,152	3,150,000
<i>*Projected as of March, 2022</i>						

It should be noted that this revenue was essentially flat from 2013 through 2020, averaging \$2.338 million per year. The increase in 2021 and the projected increase for Fiscal Year 2021-22 indicates the improved management and administration of this important regulatory program.

The improved management has increased equity across the business community, ensuring all operating businesses are in possession of a current and valid business license, per the municipal code. This General Fund revenue helps offset costs for Code Enforcement, Fire Prevention, Building Safety and other functions directly associated with ensuring Montebello businesses are operating per code.

In October 2020, with the transition to HdL it was discovered that the required annual consumer price index (CPI) adjustment to business license fee amounts was suspended on June 24, 2009, for the period of FY 2009-10 only (per Ordinance No. 2331). This temporary suspension of the CPI adjustment was to expire June 30, 2010, with the business license fee amounts to be increased by the change in CPI from June 2009 to June 2010, and annually thereafter. This adjustment never happened, even though it was required by the municipal code and the expiration of Ordinance No. 2331. Staff discovered the adjustment did not occur for eleven years, and business license fee amounts remained frozen at 2009 levels.

Local business have benefited from the City's oversight in applying the annual required inflationary increase, benefiting from fees held constant at 2009 levels. Local businesses have saved an estimated, cumulative \$3.305 million over the twelve year period by the City holding fees at 2009 levels. That is, the City's General Fund should have received more than three million dollars in revenue, which would have helped close budget gaps and bolster the City's reserves over the past dozen years.

BACKGROUND

The City of Montebello's Municipal Code includes Title 5, Chapter 5.08 which regulates Business License Taxes and establishes regulations to ensure all entities conducting business within the City are doing so lawfully and according to all applicable City, County and State regulations. Chapter 5.08 allows for the levy of a business license tax for

Introduction and First Reading of Ordinance No. 2449 Updating Montebello Municipal Code Chapter 5.08, Title 5 Dealing with Business Licenses and Regulations to Update the Temporary Moratorium Enacted on June 24, 2009

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regulatory and revenue purposes. The Chapter outlines the rates charged to the various types and sizes of businesses in Montebello (Attachment B).

The revenue received from these fees, in excess of \$2.8 million in Fiscal Year 2020-21, offsets the cost of administering the City's business license program. Businesses are required to renew annually, and new businesses must register. Depending on the type of business, staff from Fire, Police, Code Enforcement, Planning, Building and Finance perform document review and location inspection duties in order to ensure all businesses are conforming to required regulations. This work is done throughout the year, and involves numerous staff and resources.

The City utilizes HdL's full-service business license administration program, allowing local businesses the opportunity to submit all required paperwork and payments electronically. The service also provides dedicated customer support to assist Montebello businesses with keeping their licenses current. This type and level of service was not previously available to the City's business community. Utilizing HdL Companies has allowed the City to vastly improve the customer service provided to our local businesses.

Chapter 5.08 (Attachment A) also outlines the annual process by which the business license fees are increased, based on the annual change to the Consumer Price Index (CPI, Los Angeles-Riverside-Orange County area). This is an automatic process that allows for the fees charged to keep pace with rising administrative costs while also providing for a reasonable regulatory mechanism.

On June 24, 2009, the City Council adopted Ordinance No. 2331, which was meant to temporarily suspend a portion of certain business license taxes for one year only: July 1, 2009 through June 30, 2010. The operative period of Ordinance No. 2331 expired, and the impacted fees should have been increased by the annual change in CPI as of July 1, 2010, and in each subsequent fiscal year after. However, this did not occur, and as such fees have been erroneously assessed at the 2009 levels for the past twelve (12) years. The ordinance would implement these years of CPI changes, over a three-year phase in period, which had gone unimplemented and reduced the effectiveness of the City's existing tax structure.

The estimated loss in General Fund revenue over the twelve year period from not applying the required CPI adjustment is \$3.305 million. That is, the City's General Fund should have received more than three million in revenue, which would have helped close budget gaps and bolster the City's reserves.

The transition of Business License program administration to HdL Companies allowed current Finance management to review Chapter 5.08 and the fees charged. It was then (October, 2020) that it was discovered the annual CPI increases had not been applied for the past twelve years. Adhering to the Municipal Code – the law which governs City

Introduction and First Reading of Ordinance No. 2449 Updating Montebello Municipal Code Chapter 5.08, Title 5 Dealing with Business Licenses and Regulations to Update the Temporary Moratorium Enacted on June 24, 2009

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activities – Staff applied the required CPI increase as required by Chapter 5.08 for all new and renewal license applications beginning October 5, 2020.

Because of the dozen year hiatus of applying the CPI increase, the overall change to business license fees was larger than if the annual increase had been properly applied each year on July 1. In an effort to provide relief to local businesses, especially in light of the pandemic and its impacts to the economy in 2020, the City Council directed staff (at the January 27, 2021 meeting) to investigate a method for temporarily suspending the increase, until the negative impacts to the economy lessened.

At the February 24, 2021 regular City Council meeting, Staff was directed to return all business license fee amounts to their Fiscal Year 2009-10 levels. In addition, staff was directed to conduct a study of business license fees and applicable municipal code language. The motion to maintain the 2009 temporary moratorium was thereafter memorialized by a resolution approved on March 24, 2021 (Attachment C). Fees have been held at the 2009 levels since then.

Staff then worked with HdL Companies on a Business Tax Analysis and Ordinance Review, as directed by the City Council. This analysis produced four different models by which the City could pursue in an effort to align the municipal code (study presented to staff in May, 2021). The study did find the City's current tax structure unintentionally places a heavier burden on small businesses in Montebello. This is primarily due to the fact that Ordinance No. 2331 approved in 2009 placed an arbitrary cap on the amount of gross receipts to which the business license tax is applied. The study found that a neighboring City with 1,000 fewer business – without such a cap – saw greater revenue returns (\$500,000) from the more equitable tax structure. Moreover, some of the City's smaller businesses have the same tax burden as larger businesses with tens of millions in annual gross tax receipts. This inequity must be resolved, and the ordinance update accomplishes that.

Of the four options presented in the May, 2021 HdL study, the one being proposed today is the simplest to enact and administer, and restores equity to the City's business license tax structure (as described above). The proposed ordinance amendment (Attachment A) to Chapter 5.08 (Sections 5.08.010, 5.08.020, 5.08.030, .050 and .060) would gradually, over three years, increase business license fees to the levels they should be at, had the required CPI adjustments been made annually since July 1, 2010. The first increases would occur on July 1, 2022 (Attachment B), and for the next two years hence: July 1, 2023 and July 1, 2024. Once fees are returned to their proper levels, annual increases would occur, as required by Chapter 5.08 of the Municipal Code. Attachment B shows what the fees would be as of July 1, 2022, instituting the first 1/3 increase.

In addition, fees for rental properties would remain at the levels set in 2009 (i.e., \$150 per unit for the first three units and \$50 per unit for each additional unit), with the CPI

Introduction and First Reading of Ordinance No. 2449 Updating Montebello Municipal Code Chapter 5.08, Title 5 Dealing with Business Licenses and Regulations to Update the Temporary Moratorium Enacted on June 24, 2009

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adjustment made against these lower rates established in 2009. The HdL study found these fees to be in line with neighboring cities. In addition, Staff received feedback from the rental property ownership community in 2020 and 2021 that indicates the 2009 base rate fees of \$150 and \$50 are more reasonable and provide greater stability for these important members of the community.

HdL Companies, Finance Department and Public Affairs staff will work together to notify businesses of the three-year phase in plan of the increased fees. Staff will work with the City's Public Affairs office to ensure proper notification of this ordinance change is made on the City's social media and related outlets. With the increased rates beginning in July, 2022, sufficient time exists for Staff to publicize these changes and work with the business community. In addition, since the business license renewal is on an anniversary date, only a portion of all businesses in Montebello will be impacted in July, with additional businesses seeing the change through the following eleven months as renewal dates arrive.

DISCUSSION

As previously discussed, the ordinance update (Attachment A) would gradually restore business license fee levels to their proper 2022 levels. The restoration would be done over a period of three years, in order to minimize the impact of twelve years of inflation adjustments on the City's businesses. Furthermore, and of special importance, owners of rental properties would have their fees held at 2009 rates, with inflation adjustments placed against those lower amounts. This special carve out is being done to address feedback received from this important business group during the transition to HdL in 2020 and 2021.

Therefore, the ordinance update would accomplish four goals: 1) provide a phased in approach to the fee increases; 2) provide continued relief to rental property owners by holding base fee amounts at 2009 levels, 3) allow the City to begin adjusting fees, in a measured way, to the level they are required to be per the Municipal Code, which will provide additional revenue to the General Fund that offsets costs of administering the business license program (i.e., Police, Fire, Code Enforcement, etc.); and, 4) create a more equitable tax structure by eliminating a cap on gross receipts put in place in 2009 that unfairly benefits large business operations over smaller retail businesses.

SUMMARY

It is recommended that the City Council adopt an ordinance amending Title 5, Chapter 5.08 of the City's municipal code (Attachment A) to provide for business license fee increases and establish a period of three years over which fees will be gradually increased to their required levels, holding "rental of real property" fee rates at 2009 level (i.e, \$150

Introduction and First Reading of Ordinance No. 2449 Updating Montebello Municipal Code Chapter 5.08, Title 5 Dealing with Business Licenses and Regulations to Update the Temporary Moratorium Enacted on June 24, 2009

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per unit for the first three units and \$50 per unit for each unit thereafter), and restoring the annual CPI increase per the municipal code.

ATTACHMENTS:

- A. Attachment A – Ordinance Amending Title 5, Chapter 5.08, Sections 5.08.030, 5.08.050 and 5.08.060 of the Montebello Municipal Code
- B. Attachment B – Business License Fee Amounts
- C. Attachment C – March 24, 2021 City Council action

ORDINANCE NO. 2449

**AN ORDINANCE OF THE CITY OF MONTEBELLO, CALIFORNIA
AMENDING SECTIONS 5.08.010, 5.08.020, 5.08.030, 5.08.050, AND
5.08.060 OF CHAPTER 5.08 (BUSINESS LICENSE TAXES), TITLE 5
(BUSINESS LICENSES AND REGULATIONS) OF THE MONTEBELLO
MUNICIPAL CODE**

WHEREAS, pursuant to California Government Code Section 37101 and California Business and Professions Code Section 16000, *et seq.*, a general law city may levy business license taxes for revenue purposes and business license fees for regulatory purposes; and

WHEREAS, designated businesses, occupations and professions operated within the City of Montebello ("City") are required to pay a business license tax which is subject to an increase and decrease annually as of July 1st of each calendar year to an amount equal to the increase or decrease from the base index in the then-latest available consumer price index, as prepared by the U.S. Department of Labor, Bureau of Statistics, for the Los Angeles-Riverside-Orange County area; and

WHEREAS, on June 24, 2009, the City adopted Ordinance No. 2331 temporarily reducing and suspending a portion of certain business license taxes during the period of July 1, 2009 through June 30, 2010; and

WHEREAS, since that temporary suspension in 2010, the City has not restored nor increased the business license tax by the consumer price index for the designated businesses, occupations and professions operated within the City and subject to the business license tax as required under Chapter 5.08 (Business License Taxes), Title 5 (Business Licenses and Regulations) of the Montebello Municipal Code ("MMC"); and

WHEREAS, on October 5, 2020, as authorized by the MMC, a business license tax increase was implemented for the period of October 5, 2020 through and including June 30, 2021, restoring the tax to pre-Ordinance No. 2331 levels, plus CPI increases, to bring the tax to a level which is in line with the latest available consumer price index and abides by those specific sections of Chapter 5.08 of the Montebello Municipal Code ("MMC"); and

WHEREAS, on February 24, 2021, the City Council ("City Council") of the City of Montebello conducted a regularly scheduled meeting to consider a proposed ordinance establishing a temporary moratorium on increases to the City's business license fees and

ORDINANCE NO. 2449

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incrementing applicable sections of the MMC due to the negative economic effect on businesses brought on by the mandates imposed by the state and local orders to counteract the threat to public health by the novel Coronavirus ("COVID-19"); and

WHEREAS, February 24, 2021 on a 5-0 vote, the City Council passed an alternative motion to return all business license fee amounts to their Fiscal Year 2009-10 levels until a study of the City's business license fees was conducted and analyzed (the motion was thereafter memorialized by a resolution on March 24, 2021); and

WHEREAS, now that the City has conducted a fee study in accordance with City Council's direction, and the effects of COVID-10 mandates on local businesses have lessened, it is the City's intent to restore certain business license fees to pre-Ordinance No. 2331 levels, plus gradually increase the CPI to bring the tax to a level that is compatible with the results of the latest fee study conducted by the City (see Attachment "A").

NOW, THEREFORE, the City Council of the City of Montebello does ordain as follows:

SECTION 1. RECITALS. The above recitals are true and correct and made a part of this Ordinance.

SECTION 2. AMENDMENTS; RESERVATION. Sections 5.08.10, 5.08.020, 5.08.030, 5.08.050, and 5.08.060 are amended to read as follows (deletions in ~~Strikethrough~~ and additions in Underline):

5.08.010 Designated.

- A. The following businesses, occupations and professions shall be required to pay, as and for business license taxes, the amounts hereinafter set forth in this section, pertaining thereto:
1. Advertising vehicle: Fifty-one dollars and thirty-three cents per vehicle, per day;
 2. Rental of real property: Residential property, excluding condominiums, having an apartment house (as defined in Chapter 17.08 of this code) located thereon, with three or more dwelling units therein: ~~five hundred fifteen dollars and twenty-two cents~~ one hundred fifty dollars per year and ~~one hundred seventy-one dollars and seventy-four cents~~ fifty dollars per year for each additional unit;
 3. Auctions: One hundred fifty-two dollars per day unless conducted as an integral part of a business otherwise licensed hereunder;

ORDINANCE NO. 2449

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4. Business by vehicle:
 - a. Refuse trucks: Six hundred seventy-six dollars and ten cents per year for each vehicle;
 - b. All others: One hundred forty-seven dollars and seven cents per year per vehicle;
5. Contractors: Seventy-three dollars and four cents per quarter, two hundred ninety-two dollars and sixteen cents per year;
6. Junk dealer, automobile or truck dismantler: Five hundred sixty-eight dollars and fifty-two cents per year;
7. Outdoor advertising signs:
 - a. Outdoor advertising on signs: Two hundred eighty-four dollars and twenty-six cents per year (plus twenty-two dollars and seventy-one cents per year for each sign in excess of ten);
 - b. Advertising on benches: Two hundred eighty-four dollars and twenty-six cents per year (plus twenty-two dollars and seventy-one cents per year for each sign in excess of ten) (excluding benches which contain no advertising);
8. Peddler, solicitor, or itinerant vendor: Two hundred eighty-four dollars and twenty-six cents per year;
9. Public dump: One thousand three hundred thirty-eight dollars and thirty-eight cents per month or two percent of the gross receipts derived therefrom, whichever is greater;
10. The activities for which a temporary use permit is required hereunder pursuant to Chapter 12.16 of this code, shall pay the following taxes:

a. Circuses, per day	\$165.82
Per mechanical ride	50.34
b. Parades per day	130.29
c. Carnivals per day	165.82
Per mechanical ride	50.34
d. Fairs, per event	130.29
e. Temporary outdoor exhibits per day	130.29
Montebello businesses exempt	
f. Tents, per event (if over 20 × 20)	130.29
Montebello businesses, per event	70.08
g. Aircraft and helicopter landings and demonstrations per day	130.29

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h. Public demonstration of gatherings of more than 25 people, per day	165.82
i. Christmas trees/pumpkin patch sales, per year	130.29
j. Moving and/or estate sales, per day	30.60
k. Filming, per day	165.82

11. Dance permit: Every person who is required to obtain a dance permit for a public dance or cabaret dance pursuant to Chapter 5.32 of this code, shall pay a business license tax as follows:
- a. Public dance: One hundred thirty-six dollars and twenty-one cents per day for each day and for each location at which such dance is conducted,
 - b. Cabaret, per year: Two thousand three hundred forty-four dollars and thirteen cents per year for each location at which such dance is conducted;
12. Pool or billiard rooms or halls: The rate of license fees for billiard rooms or halls and pool rooms shall be forty-three dollars and forty-three cents for each billiard, pool or snooker table per year;
13. Oil well operator: A tax equal to \$.3329 per barrel of oil produced from wells owned or operated by such person located within the city;
14. Shoe shine stands: Fifty-one dollars and thirty-three cents per year;
15. Vending machines: Every individual or firm whose business is limited exclusively to renting, leasing or operating coin-operated vending machines dispensing tangible personal property, shall pay a tax based on the entire gross receipts which are directly attributable to the business activities conducted within the city, and no minimum license tax shall be imposed upon any business location, nor shall such license tax be measured by the number of business locations or machines of the taxpayer within the city. The city may demand an audit of any such licensee and require him or her to submit a copy of the state sales and use tax return filed relative to such machines;
16. ~~Child care center (as defined in Chapter 17.08 of this code) nine children and more: Fifty-one dollars and thirty-three cents per year~~ Reserved;
17. Mechanical amusement device or amusement game machine: One hundred seventy-two dollars and seventy-three cents per device or machine per year;
18. Fortune telling, as regulated and defined in Chapter 5.44 of this code: Seven hundred eighty-eight dollars and sixty-two cents.
- B. Except where otherwise stated, the tax imposed by this section shall be increased or decreased annually as of July 1st of each calendar year, ~~commencing on July 1, 1979~~, in an amount equal to the increase or decrease from the base index in the then

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latest available consumer price index (CPI), as prepared and released by the U.S. Department of Labor, Bureau of Statistics, for the Los Angeles-Riverside-Orange County area. ~~The last index published for the month of June 1978 shall be deemed to be the base index for the purpose of this section.~~

5.08.020 Additional tax based on gross receipts.

- A. Each person engaged in a business, occupation or profession, in addition to the business license taxes imposed by Section 5.08.010, shall pay a business license tax based upon the annual gross receipts of such business, occupation or profession for the preceding calendar year, in accordance with the following schedule, plus eighty cents per one thousand dollars or fractional part thereof over one million dollars of all gross receipts:

Over	To and Including	Fee
\$ 0	\$ 25,000	\$ 133.25
25,001	50,000	154.96
50,001	100,000	210.24
100,001	150,000	260.57
150,001	200,000	311.90
200,001	300,000	362.23
300,001	400,000	414.54
400,001	600,000	520.15
600,001	800,000	691.89
800,001	1,000,000	1,038.33
1,000,001	Over	1,380.82

- B. The taxes imposed by this section shall be increased or decreased annually as of July 1st of each calendar year, ~~commencing on July 1, 1979~~, in an amount equal to the increase or decrease from the base index in the then latest available consumer price index (CPI), as prepared and released by the U.S. Department of Labor, Bureau of Statistics, for the Los Angeles-Riverside-Orange County area. ~~The last index published for the month of June 1978 shall be deemed to be the base index for the purpose of this section.~~

~~5.08.030 –Suspension of a portion of certain business license~~RESERVED

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~~A. Notwithstanding the provisions of Section 5.08.010(A)(2) of this code, during the period July 1, 2009 through and including June 30, 2010, the business license tax to be collected pursuant to that subsection, shall not exceed the following:~~

~~— Residential property, excluding condominiums having an apartment house (as defined in Chapter 17.08 here) located thereon, with three or more dwellings therein, \$150 per year, plus \$50 for each additional unit over three~~

~~B. That during such time as this section of the Montebello Municipal Code is in effect, the amount of the business license tax imposed by said Section 5.08.010(A)(2) contrary to the amount above set forth, shall be suspended, and shall not be collected.~~

5.08.050 – Suspension of a portion of certain business license Annual increases

~~A. Notwithstanding the provisions of Section 5.08.010(A)(17) of this code, during the period July 1, 2009, through and including June 30, 2010, the business license tax to be collected pursuant to that said subdivision, from persons engaged in the business of mechanical amusement devices or amusement game machines, shall not exceed the following:~~

~~Mechanical amusement device or amusement game machine: fifty-four dollars per device or machine per year.~~

A. Taxes imposed by this chapter shall be increased or decreased annually as of the July 1st of each calendar year, in an amount equal to the increase or decrease from the base index in the then-latest available consumer price index (CPI), as prepared and released by the U.S. Department of Labor, Bureau of Statistics, for the Los Angeles-Riverside-Orange County area.

~~B. That during such time as this section of the Montebello Municipal Code is in effect, the amount of the business license tax imposed by said Section 5.08.010(A)(17) contrary to the amount above set forth, shall be suspended, and shall not be collected.~~

B. For a period of three years commencing on July 1, 2022 through June 30, 2025, the annual tax rate shall be increased gradually, on July 1st of each year, by one-third (1/3) of the cumulative increase amount which should have become effective beginning July 1, 2010 through June 30, 2021, until the business license tax rate

imposed under this chapter is at the required level intended had the increase been applied correctly since July 1, 2010. This will allow the business license rate to catch up to the level not previously collected since 2010. Thereafter, the annual rate increase described in Section 5.08.050(A) shall apply, effective every July 1st.

5.08.060 Suspension of a portion of certain business license taxes.
RESERVED

~~A. Notwithstanding the provisions of Section 5.08.020 of this code during the period of July 1, 2009, through and including June 30, 2010, the business license tax to be collected pursuant to that said section shall not exceed the following:~~

~~Each person engaged in a business, occupation or profession, in addition to the business license taxes imposed by Section 5.08.010 hereof, shall pay a business license tax based upon the annual gross receipts of such business, occupation or profession for the following schedule, plus forty-six cents per one thousand dollars or fractional part thereof over one million dollars of all annual gross receipts to five million dollars, and thirty-five cents per one thousand dollars or fractional part thereof over five million dollars, with the maximum not to exceed nine thousand three hundred seventy-six dollars.~~

Over	To and Including	Fee
\$ 0	\$ 25,000	\$ 124.00
25,001	50,000	142.00
50,001	100,000	192.00
100,001	150,000	240.00
150,001	200,000	289.00
200,001	300,000	336.00
300,001	400,000	384.00
400,001	600,000	480.00
600,001	800,000	640.00
800,001	1,000,000	961.00
1,000,001	Over	1,324.00

~~B. That during such time as this section of the Montebello Municipal Code is in effect, the amount of the business license tax based on gross receipts imposed by said Section 5.08.020, contrary to the amount above set forth, shall be suspended, and shall not be collected.~~

SECTION 3. CEQA.

The adoption of this Ordinance is not subject to California Environmental Quality Act (CEQA) because CEQA Guidelines section 15060(c)(2) states that a project is not subject to CEQA review where the activity will not result in a direct or reasonably foreseeable indirect physical change to the environment and is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) which states that a project is exempt from CEQA “where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” The approval of this Ordinance will not result in a direct or reasonably foreseeable indirect physical change to the environment and there is no possibility that the approval of this Ordinance will have a significant effect on the environment.

SECTION 4. CONSTRUCTION.

This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council’s intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 5. SEVERABILITY.

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the Ordinance would be subsequently declared invalid or unconstitutional.

SECTION 6. EFFECT.

This Ordinance shall become effective on the thirtieth (30th) day following passage and adoption hereof.

SECTION 7. FILLING.

The City Clerk shall certify to the passage and adoption of this Ordinance, shall enter the same in the book of original ordinances of the City and shall make a minute of

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the passage and adoption thereof in the records of the meeting at which the same is passed and adopted.

Before the expiration of the fifteenth (15) days after the passage of this Ordinance, the City Clerk shall cause the same to be posted in three (3) public places within the City of Montebello in a manner required by law.

PASSED, APPROVED AND ADOPTED this ____ day of _____ 2022.

Kimberly Cobos-Cawthorne, Mayor

ATTEST:

Christopher Jimenez, City Clerk

APPROVED AS TO FORM:

Arnold M. Alvarez-Glasman, City Attorney

I HEREBY CERTIFY that the foregoing Ordinance was introduced at the regular meeting of the City Council on the 27th day of April, 2022, and was adopted by the City Council of the City of Montebello at its meeting held on the ____th day of _____, 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Christopher Jimenez, City Clerk

Business License Tax/Permit Amounts

ATTACHMENT B

Current vs. CPI Adjusted

*Column C is what will be assessed beginning July 1, 2022

	A	B	C
	BASE FEES (from 2009)	1/3 of Total Increase	RATE TO BE CHARGED 07/01/2022
Chapter 5.08.010 Designated			
ADVERTISING VEHICLE	51.33	4.80	56.00
RENTAL OF REAL PROPERTY (/YEAR) - 3+ Units	150.00	14.02	164.00
RENTAL OF REAL PROPERTY (/YEAR EA ADDT'L UNIT)	50.00	4.67	55.00
AUCTIONS (/DAY)	152.00	14.21	166.00
BUSINESS BY VEHICLE (REFUSE)	676.10	63.19	739.00
BUSINESS BY VEHICLE (ALL OTHERS)	147.07	13.75	161.00
CONTRACTORS (/QTR)	73.04	6.83	80.00
CONTRACTORS (/YEAR)	292.16	27.31	319.00
JUNK DEALER, ETC.	568.52	53.14	622.00
OUTDOOR ADVERTISING SIGNS (/YEAR)	284.26	26.57	311.00
OUTDOOR ADVERTISING SIGNS (/YEAR 10+)	22.71	2.12	25.00
PEDDLER, ETC.	284.26	26.57	311.00
PUBLIC DUMP	1,338.38	125.09	1,463.00
CIRCUSES (/DAY)	165.82	15.50	181.00
CIRCUSES (/MECHANICAL RIDE)	50.34	4.71	55.00
PARADES (/DAY)	130.29	12.18	142.00
CARNIVALS (/DAY)	165.82	15.50	181.00
CARNIVALS (/MECHANICAL RIDE)	50.34	4.71	55.00
FAIRS	130.29	12.18	142.00
TEMP OUTDOOR EXHIBITS	130.29	12.18	142.00
TENTS (/PER EVENT, OVER 20X20)	130.29	12.18	142.00
TENTS (MONTEBELLO BUSINESSES/PER EVENT)	70.08	6.55	77.00
AIRCRAFT/HELICOPTER LANDINGS	130.29	12.18	142.00
PUBLIC DEMONSTRATION	165.82	15.50	181.00
CHRISTMAS TREE/PUMPKIN PATCHES	130.29	12.18	142.00
MOVING/ESTATE SALES	30.60	2.86	33.00
FILMING (/DAY)	165.82	15.50	181.00
DANCE PERMIT, PUBLIC (/DAY)	136.21	12.73	149.00
DANCE PERMIT, CABARET (/YEAR)	2,344.13	219.10	2,563.00
POOL ROOMS (/TABLE / YEAR)	43.43	4.06	47.00
OIL WELL OPERATOR (/BARRELL OF OIL)	0.33290	0.03	0.36
SHOE SHINE STANDS (/YEAR)	51.33	4.80	56.00
CHILD CARE CENTER (9+ CHILDREN)	51.33	4.80	56.00
MECHANIC AMUSEMENT DEVICE (/DEVICE /YEAR)	172.73	16.14	189.00
FORTUNE TELLING	788.62	73.71	862.00

	A	B	C
	BASE FEES (from 2009)	1/3 of Total Increase	RATE TO BE CHARGED 07/01/2022
Chapter 5.08.020 / 060 Additional Tax Based on Gross Receipts			
\$0 - \$25,000	133.25	12.45	146.00
25,001 - 50,000	154.96	14.48	169.00
50,001 - 100,000	210.24	19.65	230.00
100,001 - 150,000	260.57	24.35	285.00
150,001 - 200,000	311.90	29.15	341.00
200,001 - 300,000	362.23	33.86	396.00
300,001 - 400,000	414.54	38.75	453.00
400,001 - 600,000	520.15	48.62	569.00
600,001 - 800,000	691.89	64.67	757.00
800,001 - 1,000,000	1,038.33	97.05	1,135.00
1,000,001 and over*	1,380.82	129.06	1,510.00

*Plus \$.80 per \$1,000 or fractional part over \$1,000,000

CITY OF MONTEBELLO**CITY COUNCIL AGENDA STAFF REPORT**

TO: Honorable Mayor and Members of the City Council

FROM: René Bobadilla, P.E., City Manager

BY: Michael Solorza, Director of Finance

SUBJECT: **Approve Resolution Memorializing City Council Motion to Set Business License Fees to Fiscal Year 2009-10 Levels**

DATE: March 24, 2021

RECOMMENDATION

It is recommended that the City Council approve a Resolution memorializing a motion to set business license fees to Fiscal Year 2009-10 levels until the City finalizes a study of business license fees.

BACKGROUND

On February 24, 2021, the City Council conducted a regularly scheduled meeting to consider a proposed ordinance amendment establishing a temporary moratorium on increases to the City's business license tax and amending applicable sections of the Montebello Municipal Code ("Code"). Staff had presented the ordinance amendment and recommended action to gradually increase business license fees to the proper levels over a three year period, beginning July 1, 2021.

An alternative motion was offered, which the City Council passed unanimously. The alternative motion was to immediately return all business license fee amounts to their Fiscal Year 2009-10 levels until a study of the City's business license fees is conducted and analyzed. Only after the business license fee study was conducted and presented to City Council would there be a consideration of updating fees from their FY 2009-10 levels.

The City Attorney's office has recommended adoption of a Resolution that memorializes this alternative motion. The attached Resolution memorializes the City Council's alternative motion and provides the necessary direction and authority required by City staff to carry out the business license fee study.

Approve Resolution Memorializing City Council Motion to set Business License Fees to Fiscal Year 2009-10 Levels

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FISCAL IMPACT

The updating of business license fees was anticipated to bring in an additional \$489,000 in FY 2020-21. The suspension of the fee increases would negate this additional revenue in the current fiscal year, and in subsequent fiscal years.

Local business have benefited from the City's oversight in applying the annual required inflationary increase, benefiting from fees held constant at 2010 levels. Local businesses have saved an estimated, cumulative \$2.564 million over the ten year period by the City holding fees at 2010 levels.

After conducting and presenting a business license fee study, Staff will have a more accurate projection of revenue based on the recommended fees from the study. Staff will return to the City Council once the study is completed.

SUMMARY

It is recommended that the City Council approve a Resolution memorializing a motion to set business license fees to Fiscal Year 2009-10 levels until the City finalizes a study of business license fees.

ATTACHMENT

A. Attachment A – Resolution

RESOLUTION NO. 21-____

**A RESOLUTION OF THE CITY OF MONTEBELLO, CALIFORNIA
MEMORIALIZING A MOTION TO SET BUSINESS LICENSE FEES TO
FISCAL YEAR 2009-10 LEVELS UNTIL THE CITY FINALIZES A STUDY
OF BUSINESS LICENSE FEES**

WHEREAS, pursuant to California Government Code Section 37101 and California Business and Professions Code Section 16000, *et seq.*, a general law city may levy business license taxes for revenue purposes and business license fees for regulatory purposes; and

WHEREAS, on February 24, 2021, the City Council ("City Council") of the City of Montebello ("City") conducted a regularly scheduled meeting to consider a proposed ordinance establishing a temporary moratorium on increases to the City's business license tax and amending applicable sections of the Montebello Municipal Code ("Code"); and

WHEREAS, on a 5-0 vote, the City Council passed an alternative motion to return all business license fee amounts to their Fiscal Year 2009-10 levels until a study of the City's business license fees is conducted and analyzed; and

WHEREAS, this Resolution memorializes the City Council's alternative motion and provides the necessary direction and authority required by City staff to carry out the business license fee study.

NOW, THEREFORE, the City Council of the City of Montebello does resolve as follows:

SECTION 1. RECITALS. The above recitals are true and correct and made a part of this Resolution.

SECTION 2. BUSINESS LICENSE LEVELS. All business license fees pursuant to Chapter 5.08 (Business License Taxes) of the Code are hereby returned to their FY 2009-10 levels until a business license fee study has been conducted and analyzed, or until such further action is taken by the City Council to repeal this Resolution.

SECTION 3. FEE STUDY. The City Manager or his designee, is hereby authorized to conduct a business license fee study and take such further, related actions necessary in furtherance of such fee study.

SECTION 4. CREDIT TO ACCOUNT FOR FEES ALREADY PAID. Businesses who paid the correct (i.e., non-FY 2009-10 level) business license fee levels between the period of October, 2020 and February, 2021 will have their accounts credited.

SECTION 5. CERTIFICATION. The City Clerk shall certify to the passage and adoption of this Resolution and the same shall thereupon take effect and be in force immediately upon its adoption.

APPROVED AND ADOPTED this 24th day of March 2021.

Kimberly Cobos-Cawthorne, Mayor

ATTEST:

APPROVE AS TO FORM:

Christopher Jimenez, City Clerk

Arnold M. Alvarez-Glasman, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF MONTEBELLO) SS:

I, Christopher Jimenez, City Clerk of the City of Montebello, County of Los Angeles, State of California, hereby certify that the foregoing Resolution No. 21-__ was passed and adopted by the City Council of the City of Montebello, signed by the Mayor and attested by the City Clerk at a regular meeting of said Council held on the 24th day of March, 2021 and that said Resolution was adopted by the following vote, to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

The undersigned, City Clerk of the City of Montebello, does hereby attest and certify that the foregoing Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of said City which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

DATE: _____

Christopher Jimenez, City Clerk



CITY OF MONTEBELLO

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

FROM: René Bobadilla, P.E., City Manager

BY: Nicholas Razo, Director of Human Resources and Information Technology

SUBJECT: **Approval of a Resolution adopting a Memorandum of Understanding between the City and the Montebello Fire Management Association, a Resolution adopting a Memorandum of Understanding between the City and the Montebello Mid-Management Association, a Resolution adopting a Memorandum of Understanding between the City and the Montebello City Employees' Association, and a Resolution adopting a Memorandum of Understanding between the City and the Montebello Mid-Management Professionals' Association, a Resolution to memorialize unrepresented non-management employees to align with the Montebello City Employees' Association**

DATE: April 27, 2022

RECOMMENDATIONS:

It is recommended that the City Council:

- 1) Approve a Resolution adopting a tentatively agreed upon Comprehensive Memorandum of Understanding (MOU) between the City and the Montebello Fire Management Association (MFMA); and
- 2) Approve a Resolution adopting a tentatively agreed upon Comprehensive Memorandum of Understanding between the City and the Montebello Mid-Management Association (MMA); and
- 3) Approve a Resolution adopting a tentatively agreed upon Comprehensive Memorandum of Understanding between the City and the Montebello City Employees' Association (MCEA); and
- 4) Approve a Resolution adopting a tentatively agreed upon Comprehensive Memorandum of Understanding between the City and the Montebello Mid-Management Professionals' Association (MMPA).
- 5) Approve a Resolution to memorialize unrepresented non-management employees to align with the Montebello City Employees' Association (MCEA)

Request to Approve a Resolution adopting a Memorandum of Understanding between the City and the Montebello Fire Management Association, a Resolution adopting a Memorandum of Understanding between the City and the Montebello Mid-Management Association, a Resolution adopting a Memorandum of Understanding between the City and the Montebello City Employees' Association, and a Resolution adopting a Memorandum of Understanding between the City and the Montebello Mid-Management Professionals' Association

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- 6) Approve amendment of the Table of Organization/Master Position Control updating staffing in the Transit and Human Resources – Information Technology Departments

FISCAL IMPACT

The City of Montebello's employees are represented by ten (10) different employee associations. Each of these employee associations is comprised of specific job classifications, separated by miscellaneous/non-safety groups and safety groups (i.e., Fire and Police). Salaries, benefits, fringe benefits and other related items are detailed in comprehensive, City Council approved Memoranda of Understanding (MOU), one for each group. The most recent MOU's for eight of the ten groups expired December 31, 2021. For one of the groups this is the inaugural MOU (MMPA). As detailed below, management has been engaged in labor negotiations since November 2021 to discuss successor MOUs.

These negotiations have been focused on salaries – based upon the results of the recently completed, comprehensive Classification and Compensation study. This study has been requested by every employee association over a number of years. The goal of the study was to review salary and benefits for all Montebello job classifications, compared to an agreed upon "comparator group" of seventeen (17) similar cities. Results from this study were presented to the City Council in summer 2021, and shared with all employee groups in August 2021, including numerous "town hall" meetings held to explain the study and its conclusions.

The Classification and Compensation study indicated that Montebello salaries (i.e., base pay) were behind the market, with the "market" defined as the agreed upon comparator group of similar cities. The study concluded that 83% of positions were more than 5% behind the market, with no position more than 5% ahead of market. The study found that, on average, Montebello is 21% behind market on the salary ranges of its positions.

Staff presented these findings to the City Council and the various employee associations during the summer of 2021. The intent of this study was to determine a path for labor negotiations. Typically, labor negotiations have been approached with a simple, across the board, "cost of living adjustment" (COLA) proposal format. However, as evidenced by the study data, this COLA approach has led to the City being behind the market in the wages offered – with some positions more than 25% behind the market.

Request to Approve a Resolution adopting a Memorandum of Understanding between the City and the Montebello Fire Management Association, a Resolution adopting a Memorandum of Understanding between the City and the Montebello Mid-Management Association, a Resolution adopting a Memorandum of Understanding between the City and the Montebello City Employees' Association, and a Resolution adopting a Memorandum of Understanding between the City and the Montebello Mid-Management Professionals' Association

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Management intended to take a new approach to labor negotiations, with the intent of bringing salary ranges closer to market. This approach required a new way of thinking – moving individual job classifications at different rates (percentages) versus offering an across the board, one-size-fits-all COLA to all positions in an association. The outcome would bring all job classifications to market rates, in addition to the creation of a comprehensive salary schedule.

The benefit of using the Classification and Compensation study data was to bring fairness and equity to labor negotiations. Management presented this approach to the City Council and received direction to bring all salaries “to market” within three years. With this direction from the City Council, Management began labor negotiation discussions in November 2021. The focus for this round of labor negotiations was on base salaries and establishing – for the first time in the City’s history for all positions – a comprehensive salary schedule with defined ranges and steps.

Management presented this approach to the associations through individual meetings (per the meet and confer process), explaining that the focus of negotiations would be on base salaries, and knowing that the study also indicated health benefits were also behind market. However, as the City continues to work towards fiscal stability, limited resources require the focus on salaries first, with the intent of reviewing health benefits during the next round of successor MOU discussions.

Through the numerous negotiation meetings, additional fringe benefits were discussed – besides base salaries – and both sides eventually agreed to adjustments in certain non-base salary fringe benefit items. For example, the three non-safety groups with which the City has reached a tentative agreement will begin receiving fixed dollar compensation for Bachelor and Master Degrees, as well as “certification pay” for certifications in addition to those that are job required certifications. There is also a change to bilingual pay compensation, which offers up to \$150/month for individual who can successfully demonstrate the ability read, write and speak a second language. The Fire Management group (MFMA) will see increases in longevity and EMT/paramedic certification pay. To memorialize the practice of covering gym costs for employees, gym costs will be fully paid, as well as fully reimbursing these employees for annual paramedic recertification.

Provisions defined in each MOU dictate the rules for each of the benefits listed in the table. The tables below provide an overview and summary of the updates to non-salary fringe benefit items for the employee associations indicated (non-safety and safety, Fire):

CITY COUNCIL AGENDA REPORT – MEETING OF APRIL 27, 2022

Request to Approve a Resolution adopting a Memorandum of Understanding between the City and the Montebello Fire Management Association, a Resolution adopting a Memorandum of Understanding between the City and the Montebello Mid-Management Association, a Resolution adopting a Memorandum of Understanding between the City and the Montebello City Employees' Association, and a Resolution adopting a Memorandum of Understanding between the City and the Montebello Mid-Management Professionals' Association

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	MCEA	MMMA	MMPA
Education/Certification Pay	\$200/month = Bachelors; \$400/month = Masters	\$200/month = Bachelors; \$400/month = Masters	\$200/month = Bachelors; \$400/month = Masters
Certification Pay	\$25/mo per approved certificate or license (Up to 2 certs allowed = \$50/mo)	\$25/mo per approved certificate or license (Up to 2 certs allowed = \$50/mo)	\$25/mo per approved certificate or license (Up to 2 certs allowed = \$50/mo)
Bilingual Pay	\$50 - read; \$50 - write; \$50 - speak; possible max \$150/month	\$50 - read; \$50 - write; \$50 - speak; possible max \$150/month	\$50 - read; \$50 - write; \$50 - speak; possible max \$150/month

	MFMA
Longevity	4% @ 5 years; 7% @ 10 years; 10% @ 15 years; 13% @ 20 years
EMT/Paramedic Certification Pay	3% of base pay = EMT; 8% of base pay = Paramedic
Bilingual Pay	\$50 - read; \$50 - write; \$50 - speak; possible max \$150/month
Gym Allowance	Gym costs fully paid by City
Paramedic Re-Cert Reimbursement	Full cost of paramedic recertification paid by City
Uniform/Equipment Allowance	\$750/year (paid 2nd PP August)

In general, it is difficult to determine the fiscal impact for the new certification pay being offered to the non-safety groups. Also, since the City currently offers bilingual pay to all employees who successfully pass the testing criteria, the impact of the new three-tier approach will be minimal once fully implemented. The largest dollar impact of the fringe benefit items will be from the improved longevity pay for the Fire Management group, as well as the updated EMT/Paramedic certification pay.

Request to Approve a Resolution adopting a Memorandum of Understanding between the City and the Montebello Fire Management Association, a Resolution adopting a Memorandum of Understanding between the City and the Montebello Mid-Management Association, a Resolution adopting a Memorandum of Understanding between the City and the Montebello City Employees' Association, and a Resolution adopting a Memorandum of Understanding between the City and the Montebello Mid-Management Professionals' Association

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Fire Management employee longevity pay was the following:

- 3% for 10 years
- 4.5% for 15 years
- 6% for 20 years
- 7.5% for 25 years

As indicated above there will still be four tiers, however, the ranges have been lowered to allow longevity to be earned beginning with the fifth year of service (vs. the tenth year). Also, the percent of base pay amounts have been increased, now topping out at 13% vs. 7.5%. Currently, longevity pay for Fire Management employees costs approximately \$62,300 per year. The updated proposals would increase this cost to approximately \$118,700 per year, a \$56,400 increase over twelve months.

The change to longevity for Fire Management helps with equity as well as retention and recruitment within the City's fire service. Lowering the range to allow longevity pay to begin at 5 years (vs. 10) is intended to attract and retain thereby, reducing the need for constant recruitments as firefighters leave to other agencies for improved pay and benefits.

The largest cost increase of the new MOUs is related to base pay. As noted above, City Council provided direction to bring all classifications to market within three years. Through negotiations, the overwhelming majority of classifications will be at market within two years. Given the expiration of the prior MOUs in December, salary adjustments will be retroactive to January 1, 2022.

Therefore, there will be salary costs in the current fiscal year for six months of salary adjustments. Furthermore, salary adjustments will then occur the first period of each July, beginning in 2022, then 2023 and finally 2024 (with MOUs expiring June 30, 2025).

The table below summarizes the annual cost, broken out by non-safety (i.e., MMMA, MCEA and MMPA) and safety (i.e., MFMA):

	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25
Total Non-Safety	\$197,787	\$296,193	\$338,927	\$358,493
Total Safety	\$2,133	\$10,638	\$10,904	\$10,904
TOTAL	\$199,920	\$306,830	\$349,831	\$369,397

Request to Approve a Resolution adopting a Memorandum of Understanding between the City and the Montebello Fire Management Association, a Resolution adopting a Memorandum of Understanding between the City and the Montebello Mid-Management Association, a Resolution adopting a Memorandum of Understanding between the City and the Montebello City Employees' Association, and a Resolution adopting a Memorandum of Understanding between the City and the Montebello Mid-Management Professionals' Association

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The following table presents the summarized data, but shows the cost per association, over the three and a half year period of the proposed MOU:

Group Name	Total Cost, FY 21-22	Total Cost, FY 22-23	Total Cost, FY 23-24	Total Cost, FY 24-25
MMMA	\$9,531	\$32,396	\$33,206	\$61,265
UNREP	\$21,095	\$22,956	\$26,669	\$23,788
MCEA	\$117,132	\$182,020	\$216,182	\$178,807
MMPA	\$50,028	\$58,820	\$62,870	\$94,633

It should be noted that a portion of the non-safety costs will be charged to the Transit Fund, as well as other non-General Fund sources, since some employees in the various non-safety groups work for the Transit Department or charge their time to Local Return Fund, CDBG or other special funds. For example, the entire cost for the MMMA group will be borne by the Transit Fund, since all represented employees work for the Transit Department. The impact to the budget will be analyzed for Fiscal Year 2021-22, and if necessary subsequent City Council action to amend the budget will be recommended.

The FY 2022-23 budget will be built utilizing the updated salary ranges, with the estimated increase to base salaries indicated above accounted for in each department. Budget presentations will be made for FY 2022-23 assuming the projected salary cost increases noted above. Subsequent budgets will be developed with the updated salaries.

In addition to the base salary and fringe benefit improvements, the City and the MFMA, MMMA, MCEA, and MMPA employee groups tentatively agreed to two (2) additional paid Holidays; Juneteenth (June 19th) and Columbus Day/Indigenous People's Day (2nd Monday in October) for all employee group(s). The City will also provide true holiday leave, instead of requiring employees to use their own annual leave for a recognized City holiday. As detailed in each respective MOU document, a holiday leave bank will be provided to each employee. This holiday leave bank increases total leave available to employees, and does not negatively impact their earned vacation accrual.

The Classification and Compensation study also identified that employee leave banks were behind the market. As a remedy, the City proposed to eliminate Annual Leave (AL) and freeze it for members to use during service and or to sell hours during service and at separation. The AL is replaced with vacation and sick leave accruals for all employee groups, in an effort to align with the market.

Request to Approve a Resolution adopting a Memorandum of Understanding between the City and the Montebello Fire Management Association, a Resolution adopting a Memorandum of Understanding between the City and the Montebello Mid-Management Association, a Resolution adopting a Memorandum of Understanding between the City and the Montebello City Employees' Association, and a Resolution adopting a Memorandum of Understanding between the City and the Montebello Mid-Management Professionals' Association

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Management firmly believes the packages negotiated with the employee groups are fair and equitable. Most importantly, the salary increases will bring the City's employees up to market pay rates before the end of the MOU term, as directed by the City Council. This is an important accomplishment that helps with recruitment and retention – two important goals in helping Montebello progress and accomplish more.

The City's improved financial standing has allowed for the proposed MOUs to be negotiated and agreed upon. Management feels strongly the negotiated packages of increased wages and improved fringe benefits are fiscally sustainable, and necessary for Montebello to remain competitive in the public sector labor market.

BACKGROUND

The City of Montebello has ten (10) separate and distinct employee associations. All employees are represented by one of these ten associations – depending upon job classification and whether the position is safety (i.e, Fire or Police) or non-safety. Each employee association has a comprehensive Memorandum of Understanding which governs pay, benefits and other aspects of employment. The most recent set of MOUs expired on December 31, 2021.

Management has been engaged with all employee associations for the past six months in active labor negotiations. In addition, Staff has been meeting with each employee group since the summer of 2021 to discuss the Classification and Compensation study, and its results. The following paragraphs outline the timeline and path taken from the initiation of the Classification and Compensation study through the presentation of successor MOUs.

In April 2020, the City initiated an RFP and identified an approved vendor to perform a Classification and Compensation study. The City selected Public Sector Personnel Consultants (PSPC) to conduct this study. Additionally, in September 2020, the City met with each employee group to discuss the process for conducting the Classification and Compensation study.

The City and employee associations met and conferred on the comparable cities to which the data would be surveyed – the “market” against which Montebello's salary and benefits would eventually be compared. The employee groups had the opportunity to provide input and agreed to the study and all of its components. Moreover, in October 2020 the City met with the various associations to discuss the data that would be examined.

Request to Approve a Resolution adopting a Memorandum of Understanding between the City and the Montebello Fire Management Association, a Resolution adopting a Memorandum of Understanding between the City and the Montebello Mid-Management Association, a Resolution adopting a Memorandum of Understanding between the City and the Montebello City Employees' Association, and a Resolution adopting a Memorandum of Understanding between the City and the Montebello Mid-Management Professionals' Association

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It is important to note that MFMA requested a Classification and Compensation study be conducted approximately twenty-three (23) years ago, on March 2, 1999, and most recently requested it again in October 2020. Other groups have similarly requested a Classification and Compensation study be conducted.

In August 2021, the Human Resources Department met with employee groups to present the findings of the study. The Administration and Human Resources Departments began to prepare for negotiations for the period of January 1, 2022, to June 30, 2025. The current Memoranda for all associations expired December 31, 2021.

In November and December 2021, respectively, the City met with MFMA Board President Charles Wells, MMMA Board President Abigail Marin, MCEA Board President Jacqueline Leon, and MMPA Board President John Soria to hold the first set of labor negotiation meetings. City Manager René Bobadilla, Assistant City Manager Arlene Salazar, Director of Finance Michael Solorza and the Human Resources Department were in attendance. The City met separately with each employee group and provided a proposal for the successor MOU. The associations were given time to review the proposals and identify questions for clarification and or craft their counter-proposal, with subsequent meetings held as necessary to analyze each proposal and counter-proposal.

The City held multiple labor negotiation meetings and continued the meet and confer process with each employee group over the past six months. During the negotiation meetings, the City provided clarifications for follow up and revised provisions that the groups then took back to their membership for review and ratification. Findings from the Classification and Compensation study were presented, indicating the relative change in pay for each classification, along with describing and explaining the new comprehensive salary schedule. Again, the approach for this round of MOU updates was to bring salary ranges for all classifications to market within three years.

MFMA and the City have tentatively agreed to the Comprehensive Memoranda being presented for adoption and the attached draft administrative policies that includes relevant provisions (see also the summary table in "Fiscal Impact" section above):

- o Salary increases per the Classification and Compensation study
- o Longevity
- o EMT/Paramedic Certification Pay
- o Bilingual Pay
- o Gym Allowance
- o Paramedic Re-Certification Reimbursement

Request to Approve a Resolution adopting a Memorandum of Understanding between the City and the Montebello Fire Management Association, a Resolution adopting a Memorandum of Understanding between the City and the Montebello Mid-Management Association, a Resolution adopting a Memorandum of Understanding between the City and the Montebello City Employees' Association, and a Resolution adopting a Memorandum of Understanding between the City and the Montebello Mid-Management Professionals' Association

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- o Meal Allowance
- o Creation of Vacation, Sick and Holiday leave accruals

At this time, the MFMA employee group has tentatively agreed that the Comprehensive Memoranda of Understanding being presented for adoption and the attached draft administrative policies accurately identify those items that were tentatively agreed upon and all current active provisions from preceding MOU between the City and the MFMA. These Comprehensive MOU memorialize salary, benefits and related items already included in the MOU currently in effect for these groups.

MMMA, MCEA, and MMPA and the City have tentatively agreed to the Comprehensive MOU being presented for adoption and the attached draft administrative policies that include these provisions:

- o Salary increases per the Classification and Compensation study
- o Education/Certification Incentive Pay
- o Bilingual Pay
- o Creation of Vacation, Sick and Holiday leave accruals

At this time, the MMMA, MCEA, and MMPA have tentatively agreed that the MOU being presented for adoption and the attached draft administrative policies accurately identify those items that were tentatively agreed upon and all current active provisions from preceding MOU between the City and the MMMA, MCEA, and MMPA. The various Comprehensive MOU memorialize salary, benefits and related items already included in the comprehensive MOU currently in effect for these groups.

In addition, City Council action will also approve a Resolution to memorialize unrepresented non-management employees to align with the MCEA and the salary and benefits outlined in that MOU. There exists a sub-group of position classifications that are classified as “unrepresented” given the confidential nature of the job duties (i.e, payroll, administrative assistant to executive team, etc.). This group does not have their own MOU, however the job classifications align with the non-management job classifications represented by MCEA. In order to ensure all employees are covered by an MOU or Resolution, it is necessary to approve a Resolution for all unrepresented employees. Changes to salary ranges and fringe benefits for the unrepresented group will be mirrored by those found in the MCEA MOU (per the Resolution).

The effective dates and term of the proposed updated MOUs are January 1, 2022, through June 30, 2025. The remaining groups that the City continues to meet and confer with are

Request to Approve a Resolution adopting a Memorandum of Understanding between the City and the Montebello Fire Management Association, a Resolution adopting a Memorandum of Understanding between the City and the Montebello Mid-Management Association, a Resolution adopting a Memorandum of Understanding between the City and the Montebello City Employees' Association, and a Resolution adopting a Memorandum of Understanding between the City and the Montebello Mid-Management Professionals' Association

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Montebello Firefighters' Association (MFA), Police Management Association (MPMA), Montebello Police Officers' Association (MPOA), Montebello Supervisors Association (MSA), and Association of Sheet Metal, Air, Rail and Transportation Workers – Transportation Division (SMART-TD).

SUMMARY

Each of the City's ten (10) employee associations have comprehensive City Council approved MOUs that detail the salary, benefits and related matters of employment for the classifications represented by each group. These MOUs expired December 31, 2021. Management has been engaged in active labor negotiations through the meet and confer process since November 2021. The basis for negotiations has been the results of the Classification and Compensation study completed in the summer of 2021.

Prior to the study being completed, in September 2020, the City met and conferred with MFMA, MMMA, MCEA, and MMPA to initiate the Classification and Compensation study. The City successfully engaged in Labor Negotiations, from November 2021 through April 2022, to reach tentative agreements with MFMA, MMMA, MCEA, and MMPA for new contracts with terms of January 1, 2022, to June 30, 2025.

The single largest cost item of the new, proposed MOUs is the increase to base salaries. The City Council previously provided direction to Management to bring all salaries to market rate within three years. The proposed, updated MOUs accomplish this City Council direction, utilizing data from seventeen (17) public agencies to establish the "market" against which Montebello salary ranges were compared.

In addition to updating salary ranges, other fringe benefit items (monetary and non-monetary) were improved and updated as part of the labor negotiation process:

- o Longevity
- o EMT/Paramedic Certification Pay
- o Bilingual Pay
- o Gym Allowance
- o Paramedic Re-Certification Reimbursement
- o Creation of Vacation, Sick and Holiday leave accruals
- o Education/Certification Incentive Pay

Implementation of these Memoranda will begin to align the City of Montebello with current market rates to allow the City to better retain and attract employees. The City worked

Request to Approve a Resolution adopting a Memorandum of Understanding between the City and the Montebello Fire Management Association, a Resolution adopting a Memorandum of Understanding between the City and the Montebello Mid-Management Association, a Resolution adopting a Memorandum of Understanding between the City and the Montebello City Employees' Association, and a Resolution adopting a Memorandum of Understanding between the City and the Montebello Mid-Management Professionals' Association

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diligently to update the MOU provisions to align with the new points of agreement and made a concerted effort to remove any language in the MOUs that was unclear or antiquated. Implementation of the structured salary schedule will also allow for transparency and ease of administration of employee salary increases, and will be the first time in Montebello's history that a comprehensive salary schedule exists for all classifications.

It is being requested that the City Council approve a Resolution to adopt successor MOUs between the City and the MFMA, MMMA, MCEA, and MMPA employee groups to cover the period from January 1, 2022 to June 30, 2025.

ATTACHMENTS

- A. Attachment A – RESOLUTION NO. 22-27 OF THE CITY COUNCIL OF THE CITY OF MONTEBELLO APPROVING THE COMPREHENSIVE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF MONTEBELLO AND THE MONTEBELLO FIRE MANAGEMENT ASSOCIATION FOR THE PERIOD OF JANUARY 1, 2022 THROUGH JUNE 20, 2025
- B. Attachment B -- COMPREHENSIVE MEMORANDUM OF UNDERSTANDING BETWEEN CITY OF MONTEBELLO AND MONTEBELLO FIRE MANAGEMENT ASSOCIATION
- C. Attachment C – RESOLUTION NO. 22-24 OF THE CITY COUNCIL OF THE CITY OF MONTEBELLO APPROVING THE COMPREHENSIVE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF MONTEBELLO AND THE MONTEBELLO MID-MANAGEMENT ASSOCIATION FOR THE PERIOD OF JANUARY 1, 2022 THROUGH JUNE 20, 2025
- D. Attachment D – COMPREHENSIVE MEMORANDUM OF UNDERSTANDING BETWEEN CITY OF MONTEBELLO AND MONTEBELLO MID-MANAGEMENT ASSOCIATION
- E. Attachment E – RESOLUTION NO. 22-26 OF THE CITY COUNCIL OF THE CITY OF MONTEBELLO APPROVING THE COMPREHENSIVE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF MONTEBELLO AND THE MONTEBELLO CITY EMPLOYEES ASSOCIATION FOR THE PERIOD OF JANUARY 1, 2022 THROUGH JUNE 20, 2025
- F. Attachment F – COMPREHENSIVE MEMORANDUM OF UNDERSTANDING BETWEEN CITY OF MONTEBELLO AND MONTEBELLO CITY EMPLOYEES' ASSOCIATION

Request to Approve a Resolution adopting a Memorandum of Understanding between the City and the Montebello Fire Management Association, a Resolution adopting a Memorandum of Understanding between the City and the Montebello Mid-Management Association, a Resolution adopting a Memorandum of Understanding between the City and the Montebello City Employees' Association, and a Resolution adopting a Memorandum of Understanding between the City and the Montebello Mid-Management Professionals' Association

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- G. Attachment G – RESOLUTION NO. 22-25 OF THE CITY COUNCIL OF THE CITY OF MONTEBELLO APPROVING THE COMPREHENSIVE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF MONTEBELLO AND THE MONTEBELLO MANAGEMENT PROFESSIONALS ASSOCIATION FOR THE PERIOD OF JANUARY 1, 2022 THROUGH JUNE 20, 2025
- H. Attachment H -- COMPREHENSIVE MEMORANDUM OF UNDERSTANDING BETWEEN CITY OF MONTEBELLO AND MONTEBELLO MANAGEMENT PROFESSIONALS' ASSOCIATION
- I. Attachment I – RESOLUTION NO. 22-28 OF THE CITY COUNCIL OF THE CITY OF MONTEBELLO SPECIFYING CERTAIN EMPLOYEE BENEFITS AND EMPLOYMENT CONDITIONS FOR UNREPRESENTED NON-MANAGEMENT EMPLOYEES
- J. Attachment J – STRUCTURED SALARY SCHEDULE
- K. Attachment K – TABLE OF ORGANIZATION

ATTACHMENT A

RESOLUTION NO. 22-27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEBELLO APPROVING A COMPREHENSIVE MEMORANDUM OF UNDERSTANDING AND THE TERMS AND CONDITIONS OF EMPLOYMENT AFFECTING THE DESIGNATED MONTEBELLO FIRE MANAGEMENT ASSOCIATION (MFMA) EMPLOYEES FOR THE PERIOD OF JANUARY 1, 2022 THROUGH JUNE 30, 2025

RECITALS

WHEREAS, the City of Montebello values the work of all its employees and seeks to maintain fair and mutually beneficial terms and conditions of employment for the good of the City and the employees, and

WHEREAS, representatives of the City and representatives of the bargaining unit named above have met, conferred, and negotiated in good faith regarding wages, hours and working conditions. As a result of such good faith negotiations, the City and the MFMA have developed the Comprehensive Memorandum of Understanding (MOU) attached here (ATTACHMENT B).

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MONTEBELLO HEREBY RESOLVES, FINDS, AND DECLARES AS FOLLOWS:

SECTION 1: The MOU between the City of Montebello and the MFMA dated January 1, 2022 through June 30, 2025 and attached is hereby approved.

SECTION 2: That the City Clerk shall certify to the passage and adoption of this Resolution and that the same shall be in full force and effect.

APPROVED AND ADOPTED this 27th day of April 2022.

Kimberly A. Cobos-Cawthorne, Mayor

ATTEST:

APPROVED AS TO FORM:

Christopher Jimenez, City Clerk

Arnold M. Alvarez-Glasman, City Attorney

RESOLUTION NO. 22-27

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STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF MONTEBELLO)

I, Christopher Jimenez, City Clerk of the City of Montebello, County of Los Angeles, State of California, hereby certify that the foregoing Resolution No. 22-27 was passed and adopted by the City Council of the City of Montebello, signed by the Mayor and attested by the City Clerk at a regular meeting of said Council held on the 27th day of April 2022 and that said Resolution was adopted by the following vote, to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

The undersigned, City Clerk of the City of Montebello, does hereby attest and certify that the foregoing Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of said City which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

DATE: _____

Christopher Jimenez, City Clerk

MEMORANDUM OF UNDERSTANDING
BETWEEN THE CITY OF MONTEBELLO
AND THE
MONTEBELLO FIRE MANAGEMENT ASSOCIATION



FOR JANUARY 1, 2022 THROUGH JUNE 30, 2025

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THE CITY OF MONTEBELLO FIRE MANAGEMENT ASSOCIATION

PREAMBLE

Pursuant to Government Code Section 3500 *et seq.*, representatives of the City of Montebello ("City") have met and conferred in good faith with representatives of the **Montebello Fire Management Association (MFMA)**, and have reached an agreement to recommend that the City Council take the actions identified in this comprehensive Memorandum of Understanding (hereafter either "Memorandum," "MOU" or "Agreement"). Upon ratification of this Comprehensive MOU by majority vote of the bargaining unit membership as well as adoption by the City Council, all terms and conditions set forth herein shall become binding. This Comprehensive MOU supersedes Resolution 21-30 adopted by the City Council on July 28, 2021. Except as otherwise modified herein, existing wages, hours and other terms and conditions of employment shall remain in full force and effect.

ARTICLE I - IMPLEMENTATION

SECTION A TERM

Period Covered Three and one-half (3 ½) Years. From 1/1/2022 to 6/30/2025.

SECTION B RECOGNITION

The **Montebello Fire Management Association (MFMA)**, is the exclusive representative of the Fire Battalion Chief, Fire Marshal, Deputy Fire Chief and Assistant Fire Chief bargaining unit for the purpose of meeting and conferring over wages, hours, and terms and conditions of employment.

SECTION C PROVISIONS OF LAW AND SEVERABILITY CLAUSE

Except as modified herein, all relevant federal, state, and local laws apply. Should any provisions of this MOU be found to be in violation of any law, rule or regulation, the remaining provisions will remain in full force and effect for the duration of this MOU.

SECTION D INCORPORATION OF CITY CODE, RULES, AND POLICIES

This MOU memorializes changes in terms and conditions for members of the bargaining unit as well as modifications of certain existing City codes, rules, and policies.

Incorporation of prior MOU's references to City code, rules, and policies have been adopted during "**Meet and Confer**" sessions and shall be considered adopted by reference in this MOU specifically the following City policies which are attached as appendices to the MOU:

- a. 2.060.590 Bilingual Pay
- b. 2.060.565 Bereavement Leave
- c. 2.060.227 Longevity Pay
- d. 2.060.517 Educational Reimbursement Programs
- e. 2.060.504 Employee Compensation and Benefits
- f. 2.060.528 Education Incentive Pay

THE CITY OF MONTEBELLO FIRE MANAGEMENT ASSOCIATION

Unless the parties mutually and voluntarily agree to do so, neither party shall be obligated to negotiate over matters covered by, or within the scope of, this Agreement, during the term of this Agreement.

SECTION E CITY DEDUCTIONS AND DUES

The City agrees to conduct dues deductions.

SECTION F FULL UNDERSTANDING, MODIFICATION AND WAIVER

It is the purpose of this Memorandum of Understanding to promote and provide for harmonious relations, cooperation and understanding between Management and the employees covered by this Memorandum; to provide an orderly and equitable means of resolving any misunderstandings or differences which may arise under this Memorandum; and to set forth the understanding of the parties reached as a result of good faith negotiations regarding wages, hours and other terms and conditions of employment covered by this Memorandum. This Memorandum of Understanding memorializes the terms and conditions for members of the bargaining unit as well as modifications of other existing City rules and policies. All other City rules, policies, and regulations shall be considered incorporated, by reference, in this MOU. Unless the parties mutually and voluntarily agree to do so, neither may be obligated to negotiate over matters covered by this Agreement or over other matters within the scope during the term of this Agreement.

ARTICLE II - COMPENSATION

SECTION A SALARY INCREASES

1. PLACEMENT ON NEW SALARY MATRIX

Positions covered under this MOU shall be placed on the new salary range (number) as follows, effective on the dates noted below.

Members covered under this MOU will be placed at the appropriate Step, within the new salary range as noted in the tables below that is closest to their current rate of pay at the time of City Council approval of this MOU, without being less than their current rate of pay.

Effective January 01, 2022:

Position	New Range Number	New Annual Salary Range
Fire Marshal	50	\$111,597 - \$139,369
Fire Battalion Chief	57	\$132,654 - \$165,666
Deputy Fire Chief	58	\$135,970 - \$169,808
Assistant Fire Chief	62	\$150,086 - \$187,436

* See salary matrix attached.

THE CITY OF MONTEBELLO FIRE MANAGEMENT ASSOCIATION

Effective the first full pay period of July 2022:

Position	New Range Number	New Annual Salary Range
Fire Marshal	50	\$111,597 - \$139,369
Fire Battalion Chief	57	\$132,654 - \$165,666
Deputy Fire Chief	58	\$135,970 - \$169,808
Assistant Fire Chief	62	\$150,086 - \$187,436

* See salary matrix attached.

Effective the first full pay period of July 2023:

Position	New Range Number	New Annual Salary Range
Fire Marshal	50	\$111,597 - \$139,369
Fire Battalion Chief	57	\$132,654 - \$165,666
Deputy Fire Chief	58	\$135,970 - \$169,808
Assistant Fire Chief	62	\$150,086 - \$187,436

* See salary matrix attached.

- No employee will have their rate of pay decreased upon implementation of the new salary ranges.
- Annual performance increases will remain on schedule for unit members who meet department expectations on their performance evaluation.
 - Management reserves the right to increase an employee's salary by one (1) or two (2) steps based on their performance evaluation. Any increase beyond two (2) steps must be authorized by the City Manager, within the adopted salary range.

2. COST OF LIVING ADJUSTMENT (COLA)

Effective the first full pay period in July 2024, unit members in all classifications shall receive a two percent (2.0%) salary adjustment.

Effective the first full pay period of July 2024:

Position	Range Number	Salary Range with 2% COLA
Fire Marshal	50	\$113,829 - \$142,157
Fire Battalion Chief	57	\$135,307 - \$168,980
Deputy Fire Chief	58	\$138,690 - \$173,204
Assistant Fire Chief	62	\$153,087 - \$191,185

SECTION B UNIFORM/ EQUIPMENT ALLOWANCE

The City agrees to provide a total uniform/ equipment allowance to unit members of \$750/year. Paid during the second (2nd) pay period in August each year.

THE CITY OF MONTEBELLO FIRE MANAGEMENT ASSOCIATION

SECTION C OVERTIME

Fire Battalion Chiefs shall be compensated for all hours worked above 56 hours per week at 1.5 times their calculated hourly rate including incentives pays allowed by this MOU.

For positions represented in this unit that work a forty (40) hour work week, overtime shall be calculated in accordance with the Fair Labor Standards Act (FLSA) for all time actually worked in excess of forty (40) hours in a work week.

SECTION D MEAL ALLOWANCE

Effective January 1, 2022, Battalion Chiefs will receive \$6.00 per day for meal supplies. This food allowance is paid to the Department twice annually for the months January - June and July - December.

SECTION E GYM MEMBERSHIP

The City agrees to provide access to a gym facility at no cost to MFMA members. It shall be mandatory for all MFMA members to attend the provided gym facility at least once during each segment for a minimum of one hour and engage in exercise activities unless there are mitigating or unforeseen circumstances that prevent such attendance. MFMA members are required to submit a gym usage report on a quarterly basis to the Fire Chief.

SECTION F CERTIFICATE PAY IN RANK

Effective January 1, 2022, unit employees who possess and maintain their California / Los Angeles County Department of Health Services certifications shall be eligible to receive the following non-stackable incentives:

<u>Certificate/License</u>	<u>Incentive</u>
EMT	3% of base pay
or	
Paramedic	8% of base pay

SECTION G PARAMEDIC RECERTIFICATION BONUS

The City agrees to reimburse the MFMA members the current cost of recertification fees for the California State Paramedic license.

SECTION H RECALL

The minimum number of hours for recall time is 4 hours.

SECTION I LEVEL 3 SURVIVOR BENEFIT

The City agrees to pay the cost of the CalPERS Level 3 Survivor benefit.

THE CITY OF MONTEBELLO FIRE MANAGEMENT ASSOCIATION

ARTICLE III - RETIREMENT

SECTION A CALPERS RETIREMENT TIERS

The City offers a defined retirement benefit plan through the California Public Employees' Retirement System ("CalPERS"). There are two (2) tiers of the retirement benefit plan depending on date of hire and/or status as "new member", as defined by Government Code, which define the employee contribution/cost sharing as follows:

Retirement Tier 1: Employees hired prior to January 1, 2013 or who are not "new members" under the California Public Employees' Pension Reform Act of 2013 ("PEPRA"), Gov. Code § § 7533, et seq.

The current retirement formula is 3% at 50.

Retirement Tier 2: Employees Hired on or after January 1, 2013 and who are defined by the Public Employees' Pension Reform Act (PEPRA) as "new members".

The current retirement formula is 2.7% at 57

SECTION B EMPLOYEE CALPERS CONTRIBUTION

A. Classic CalPERS Members (as defined by CalPERS):

Classic CalPERS Members pay the 9% employee contributions toward their CalPERS pension. Each Classic CalPERS unit member shall also contribute an additional (3%) of the employee member contribution of pensionable income to CalPERS for a total obligation by each Classic CalPERS unit member of (12%).

B. CalPERS (PEPRA) Members (as defined by CalPERS):

New CalPERS (PEPRA) unit members, including each newly hired unit member, shall continue to pay their obligatory "half the actuarial normal cost" of their pension benefit (as determined and regularly adjusted by CalPERS). The current normal cost obligation for each PEPRA unit member is 12.25%, with potential mandated upward adjustments thereafter as determined annually by CalPERS actuarial valuation reports. The City is prohibited by PEPRA from paying any portion of the member contribution for PEPRA members.

ARTICLE IV - POST RETIREMENT BENEFITS

SECTION A RETIREE HEALTH BENEFITS

A. Full- time unit members hired prior to June 26, 2019:

The City agrees to continue to provide the Retiree Health Benefit, with qualifying prerequisites, terms and provisions as previously agreed to in the Memorandum of

THE CITY OF MONTEBELLO FIRE MANAGEMENT ASSOCIATION

Understanding between the City and MFMA for the 2008 Re-Opener negotiations, to all full-time unit members hired prior to the date a new MOU is adopted by the City Council.

The terms and eligibility requirements remain as follows:

- 1) The Retiree Health Benefit will be paid to eligible members throughout the employee's lifetime or until the employee qualifies for Medicare under the federal Social Security Act.
- 2) The Retiree Health Benefit will not apply to the employee's survivors.
- 3) To be eligible, the unit member:
 - a) Must currently be employed as an active full-time safety unit member of MFMA;
 - b) Must be at least 50 years of age (no minimum age requirement for disability retirement);
 - c) Must retire directly from the City of Montebello;
 - d) Must have at least (15) full-time years of active City service at the time of service retirement (the 15 years does not have to be the result of contiguous employment however, the employee's last five years of employment immediately prior to retirement must be as an active, full-time employee of the City), or at least (10) full years of active City service at the time of disability retirement.
- 4) The monthly retiree benefit will be determined by the number of full years of City service multiplied by \$ 25. 00. The maximum benefit allowable will be calculated at 25 years of active City service. The retiree benefit for qualified disability retirement will be calculated in the same manner as for service retirements. Examples of calculations are as follows: 15 years of City service multiplied by \$ 25. 00 = \$ 375 per month; 25 years of City service multiplied by \$ 25. 00 = \$ 625 per month, which is the maximum benefit allowable.
- 5) The monthly amount payable will be reduced by any amount paid by the City on the retiree's behalf toward medical insurance or any amount required to be paid by the City for any local, state, or deferral government retirement or medical plan or law.
- 6) The retiree will begin receiving the monthly retiree benefit beginning the month following one full month of retirement. The retiree benefit will be paid throughout the retired employee's lifetime or until the employee qualified for Medicare under the federal Social Security Act.
- 7) The City will issue a warrant to the retired employee on a monthly basis for the amount of retiree benefit paid to the employee. These amounts will be considered taxable to the retiree. Retired employees may enroll in any health plan of their choice or may choose not to enroll in a health plan at their discretion.

B. Full-time unit members hired after the date of a new MOU is adopted by the City Council:

All full-time unit members hired after June 26, 2019 shall, commencing the month following one full month of retirement, receive the minimum employer health premium contribution as prescribed by Government Code section 22892 of the Public Employees' Medical and Hospital Care Act (PEMHCA). The retiree must be and remain enrolled in an eligible health benefit plan in order for the City to be obligated to pay the prescribed premium.

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ARTICLE V – LEAVE BANKS

SECTION A ANNUAL LEAVE DISCONTINUATION

Effective one full pay-period after the adoption of this MOU annual leave banks will be frozen and accruals will cease. All MFMA members will begin accruing the vacation/holiday/sick leave banks in lieu of annual leave as outlined in this MOU.

Employees shall have the option of converting accrued Annual Leave to cash on an hour for hour basis subject to the following: To cash out Annual Leave hours, an employee must make an irrevocable election on or before December 31st of each calendar year, in order to receive cash for Annual Leave hours in the following calendar year. The accrued Annual Leave hours cash out will only be given to those employees who have made the affirmative election on or before the deadline by completing a form provided by the Finance Department. Employees will receive the cash out once per year, on the regular pay date, during the first full pay period in January.

Frozen Annual Leave:

During the initial Annual leave cash out an employee must make an irrevocable election on or before December 31st to be paid out during the first full pay period in January 2023. The optional election to cash out up to one hundred twenty (120) hours of Annual Leave shall be paid out at the member's current base rate plus incentives.

Effective December 2023, and thereafter, in no event shall the total Annual Leave hours cashed out exceed eighty (80) hours per year. The annual optional election to cash out up to eighty (80) hours of Annual Leave shall be paid out at the member's current base rate plus incentives.

Annual Leave can be used upon approval by the Director/Chief based on the needs of the department.

Upon separation from the City, remaining annual leave hours will be paid out to the employee at the member's current base rate of pay.

SECTION B VACATION LEAVE ACCRUAL

1. Accrual and Cap: Employees covered under this MOU shall accrue vacation leave and shall have a maximum vacation accrual cap in the amounts listed below. Vacation hours shall not be accrued in excess of the annual accrual Cap based on years of service.

YEARS EMPLOYED (MONTHS)	ACCRUAL PER PAY PERIOD	ANNUAL ACCRUAL	ACCRUAL CAP
0 – 5 yrs (0 – 60 months)	5.54	144 hours	372 hours
5 – 10 yrs (61 – 120 months)	7.85	204 hours	372 hours
10-15 yrs (121 – 180 months)	8.31	216 hours	372hours

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16 yrs (181 – 192 months)	8.77	228 hours	372 hours
17 yrs (193 – 204 months)	9.23	240 hours	372 hours
18 yrs (205 – 216 months)	9.69	252 hours	372 hours
19 yrs (217 months & thereafter)	10.15	264 hours	372 hours

2. Cash Out of Vacation Leave: Employees shall have the option of converting accrued Vacation Leave to cash on an hour for hour basis subject to the following: To cash out Vacation Leave hours, an employee must make an irrevocable election on or before December 31st of each calendar year, in order to receive cash for Vacation Leave hours in the following calendar year. The accrued Vacation Leave hours cash out will only be given to those employees who have made the affirmative election on or before the deadline by completing a form provided by the Finance Department. Employees will receive the cash out once per year, on the regular pay date, during the first full pay period in January.

All members with a minimum of eighty (80) hours of Vacation leave may elect to cash out up to forty (40) hours annually. The annual optional election to either cash out or to convert up to forty (40) hours of Vacation Leave to the City's Deferred Compensation 457 plan shall be paid out at the member's current base rate.

Other Rules:

- An employee shall not be eligible to take annual vacation leave during the same year it is earned (in CSR&R - City agrees to amend this Rule when CSR&Rs are updated)
- Accrued vacation leave will be paid out at separation at the employee's current base rate of pay.
- Vacation hours will be considered hours worked when computing overtime.

SECTION C SICK LEAVE ACCRUAL

1. Accrual and Cap: Employees covered under this MOU shall accrue sick leave and shall have a maximum sick leave accrual cap in the amounts listed below.

ACCRUAL PER PAY PERIOD	ANNUAL ACCRUAL	SOFT ACCRUAL CAP
5.54	144	2080

2. Sick leave may be utilized for:

- Personal illness or injury of the employee;
- Authorized emergency leave; Serious illness or injury of the employee's spouse, state registered domestic partner, or child, parents, siblings, grandparents, any of which that reside in the unit employee's residence (in accordance with Labor Code §§ 233);

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- Where an employee which is a victim of domestic violence, sexual assault, or stalking, for the purposes described in Labor Code sections 230 © and 230.1(a);
- Cases of quarantine;
- Where exposure to contagious diseases would endanger the health of other employees.

Other Rules:

Sick leave may be taken in increments of one-half (1/2) hour or more.

Sick leave may not be used for disapproved vacation leave.

For absences of over two (2) days, a medical certificate from a qualified physician may be required.

In order to receive compensation while absent on sick leave, except in an emergency or due to extenuating circumstances, the employee shall notify their immediate supervisor, at least one (1) hour prior to employee's scheduled shift/start time. In an emergency, the employee shall report to their supervisor as soon as the situation reasonably allows.

Sick leave hours used per 14 day pay period cycle will not be counted as time worked toward the calculation of overtime. When Sick leave hours are used, overtime hours will be paid at the rate of 1.0 until the amount of sick leave hours (one for one) used has been met, at which time any additional hours in the 14 day period cycle will be paid at the rate of 1.5.

For Example: A member uses 12 hours of sick leave and works 14 hours of overtime in the 14 day pay period cycle. 12 hours will be paid at the rate of 1.0, and the additional 2 hours will be paid at the rate of 1.5.

Sick leave hours over the soft accrual cap of 2080 will be paid out as earned at the rate of ½ the current base rate of pay during the first (1st) pay period in January.

After sick leave has been exhausted, employee may use earned vacation leave

SICK LEAVE CASH OUT OPTIONS AT SEPARATION

Upon separation of employment, the City will contribute 100% of a unit employee's unused Sick Leave balance to a 401(a) plan at the normal age of retirement and at the maximum contribution limit amount set by the IRS. Upon reaching the maximum amount set by the IRS in a calendar year the City will pay out the remaining balance to the employee at their current base rate of pay.

AND

Sick Leave Conversion to Service Credit:

In accordance with Government Code Section 20965, the City will commence the process to evaluate the cost to amending its retirement contract with CalPERS to include the Sick Leave

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Conversion Benefit. Upon amendment, employees would have the option to convert any Sick Leave hours not contributed to the 401 (a) plan to CalPERS service credit upon retirement from the City of Montebello.

SECTION D HOLIDAY BANK

Effective the first full pay period after the City Council's adoption of this MOU, unit employees will receive a prorated bank of holiday hours, based on their work schedules (as stated below), for the remaining holidays occurring this calendar year.

Holiday Hour Bank	Cash Out
156 (56-hour work week/ 13 hours per holiday)	Automatic cash out second (2 nd) pay period in January of each calendar year
120 (40-hour work week members/ 10 hours per holiday)	

Holidays

1. NEW YEAR'S DAY-January 1st
2. MARTIN LUTHER KING, Jr. DAY- Third Monday in January
3. PRESIDENT'S DAY-Third Monday in February
4. MEMORIAL DAY- Last Monday in May
5. JUNETEENTH- June 19th
6. INDEPENDENCE DAY-July 4th
7. LABOR DAY-First Monday in September
8. COLUMBUS DAY/INDEGINOUS PEOPLE'S DAY- Second Monday in October
9. VETERAN'S DAY-November 11th
10. THANKSGIVING DAY-Fourth Thursday in November
11. DAY AFTER THANKSGIVING- Fourth Friday in November
12. CHRISTMAS DAY-December 25th

Annual Holiday Bank

In the pay period containing January 1st of each year, a holiday bank shall be established for each unit employee based on the employee's work scheduled hours for each full holiday, which occur during the calendar year.

Employees entering the unit during the calendar year shall have a pro-rated holiday bank established that contains all designated holidays remaining in the calendar year following their effective date of hire or entry into the unit.

Employee's whose regular schedule work-day occurs on an observed holiday may use their holiday hours at the discretion of the managing department, subject to department rules and guidelines.

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Cash Out of Remaining Holiday Hours

- During the second (2nd) pay period in January of each calendar year, each unit employee shall receive a cash payment, for all remaining time in their holiday bank from the previous calendar year, at the base pay including all incentives.

There shall be no carryover of any unused holiday hours from one calendar year to another.

Observation of Holidays (4/10 workweek members)

- Designated holidays falling on a Monday through Thursday shall be observed by the City on the actual date of the designated holiday.
- Designated holidays falling on a Friday, Saturday or Sunday those hours will be banked to each employee's holiday bank for use upon request and approval or cashed out during the second (2nd) pay period in January, if unused.

Employees Separating from the City

- Employees who leave City employment shall be paid a pro-rata amount of unused holiday time. The separating employee shall be paid all unused holiday hours equivalent to the number of recognized City holidays that occur between January 1st and the date of the employee's separation.
- Holiday hours will be considered hours worked when computing overtime.
- In order to receive holiday pay an employee shall work or have approved leave time off on their last scheduled shift immediately preceding the holiday, and their first scheduled shift immediately after the holiday.

If the member is off on their last scheduled shift immediately preceding the holiday, or their first scheduled shift immediately after the holiday, and it is an unapproved leave request, the member will not be eligible for holiday.

SECTION E COMPENSATORY TIME OFF (CTO) BANK

The maximum number of compensatory time off (CTO) hours that may be accumulated by MFMA members is two hundred forty (240) hours.

ARTICLE VI – MISCELLANEOUS

SECTION A UNIT WORK SCHEDULES

1. Members of this unit may be assigned to the following work schedules dependent on organizational need.
 - a. 48 On/96 Off Work Schedule
 - b. 4/10 Work Schedule

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2. Work Schedule Changes

Work schedule changes shall require a minimum of fourteen (14) calendar days' notice, except in the case of an emergency as determined by management.

SECTION B MANAGEMENT RIGHTS

Nothing in this agreement shall be construed to prohibit the City from exercising all management rights and prerogatives except those expressly waived in this agreement. The City has all rights to manage the City including the establishing of rules, directives and orders except those expressly waived by this agreement. It is recognized that, except as expressly provided in this agreement, the City shall retain whatever rights and authority are necessary for it to operate and direct affairs of the City in all of its various aspects, including but not limited to the right to direct the working forces; to plan, direct and control operations and services of the City; to determine the methods, means, organization and number of personnel by which such operations and services are to be conducted; to assign and transfer employees; to schedule working hours and to assign overtime; to determine whether goods or services should be made or purchased; to hire, promote, suspend, discipline, or discharge in compliance with Firefighters Bill of Rights (FBOR) and general employment law; to make and enforce.

SECTION C AVOIDANCE OF INEQUITIES

The City Manager shall possess the authority to promote equity and equality, directly and indirectly, to reduce instances of poverty. The authority of the City Manager shall encompass but is not limited to; adjustment of the distribution of unequal and/or unjust resources and opportunities among employees of City of Montebello, to treat people uniquely by public policy to compensate for different circumstances, to adjust pay increases wherein inequity is present, to boost social cohesion and reduce political conflict.

SECTION D SHARED AGREEMENT CLAUSE

Nothing in this Agreement shall limit the Parties' ability to mutually agree, in writing, to implement different terms than those provided in this Agreement.

ARTICLE VII - EFFECTIVE DATE AND TERM OF AGREEMENT

This MOU shall be of no force and effect unless or until adopted by City Council. If adopted, the term of this MOU shall be for **Three and one-half (3 ½) Years. From 1/1/2022 to 6/30/2025.**

Charles Wells

Date

Montebello Fire Management Association President

THE CITY OF MONTEBELLO FIRE MANAGEMENT ASSOCIATION

René Bobadilla

Date

City Manager



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2.060.590 Bilingual Pay

Purpose

The purpose of this policy is to provide compensation guidelines for City employees that provide bilingual services to the residents and customers of the City of Montebello. This policy applies to only full-time employees.

Policy

It is the policy of the City to identify employees in positions designated as bilingual by the Director of Human Resources, that require, as a condition of employment, the performance of verbal and written bilingual skills, shall be entitled to Bilingual pay.

- A.** The City has identified and approved through demographical data the need for providing bilingual services in the following languages: Spanish, Russian, Chinese, Armenian, Korean, or Sign Language.
- B.** The Human Resources Department has identified and approved positions and level of required fluency in the second language that meet the operational needs of the City and its citizens.
- C.** The Human Resources Department shall contract with a third-party vendor to provide a testing system for compensating employees based on City needs.

Procedure

- A.** Employees must submit in writing a request to test for Bilingual Pay.
- B.** Employee must pass a bilingual proficiency test, in addition to any other job-related test requirement for a position.
- C. Testing:**
 - 1.** Bilingual proficiency will be determined by standardized competency tests contracted through a third-party vendor by Human Resources.
 - 2.** The Human Resources Department will communicate with the Department when an employee has passed the competency test, the employee's



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Department will submit a personnel action form for the incentive pay to begin on the 1st of the next month.

D. *Compensation:* Compensation shall be based on Bargaining Unit agreements:

Prior to May 2022:

Bargaining Unit	Monthly Incentive
Montebello Firefighters' Association	\$100
Montebello Fire Management Association	\$100
Montebello Police Officers' Association	\$100
Montebello Police Management Association	\$100
Montebello Supervisors' Association	\$80
Montebello Mid-Management Association	\$70
Montebello City Employees' Association	\$80
Montebello Management Professionals' Association	\$80
Un-represented full-time	\$80

Effective July 1, 2022:

The Bilingual incentive will be based on the following criteria, and compensation for successfully passing an assessment for each (one language only):

- Speaking - \$50.00 per month
- Writing - \$50.00 per month
- Reading - \$50.00 per month

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- A. Staff currently receiving the bilingual incentive do not have to test again, unless they want to upgrade to the new three-pronged criteria and earn the increased compensation as outlined above.
- B. Bilingual incentive will be calculated into overtime compensation when applicable.
- C. Bilingual incentive pay will be reported as Special Compensation to CalPERS as applicable.
- D. **Administration:** The Human Resources Department is responsible for administering the Bilingual Pay Policy. The Human Resources Department responsibilities shall also include a periodic review and report on the number and location of positions designated as bilingual.

(Revised: 04/27/2022)



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2.060.565 Bereavement Leave

Purpose

The purpose of this policy is to provide guidelines for the use of leave associated with bereavement of an immediate family member.

Policy

It is the policy of the City to provide "Bereavement Leave" to full-time city employees to attend to the details of, and to grieve the death of an *immediate family member*.

- A. "*Immediate family member*" shall mean the employee's parent, sibling, mother-in-law, father-in-law, spouse or registered domestic partner, child, grandparent, grandchild (including "Step" family members).
- B. Full-time City employees shall be eligible to utilize up to 3 workdays/1-full fire safety personnel shift of bereavement leave annually, that will not be charged against their accrued annual or sick leave.
- C. In the event more than one request for use of bereavement leave per annum is requested by a full-time employee, their request to utilize up to 3 workdays/1-full fire safety personnel shift may be approved.
 - 1. In this event, the affected employee shall utilize either annual or sick leave they have accrued.
 - 2. If the affected employee does not have sufficient accrued hours banked, they may be granted the leave without pay.
- D. Part-time employees may be granted bereavement leave without pay following the same criteria as that of full-time employees.

Procedure

- A. It shall be the responsibility of the affected employee to immediately notify their immediate supervisor of the need to utilize bereavement leave.
 - 1. The immediate supervisor shall complete the necessary documentation to facilitate the use of bereavement leave.



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2. The immediate supervisor shall ensure the appropriate authorities are notified of the leave notification.

B. Upon return of the affected employee, any additional documentation and signatures shall be obtained.

C. In the event additional hours are requested, the affected employee shall make the request in writing providing the reasons for such need.

1. Upon receiving the request for additional hours, the immediate supervisor shall forward the request to the appointing authority with their recommendation.
2. Use of accrued annual or sick hours shall be utilized for any additional hours requested above the allotted bereavement leave.

Montebello Fire Management Association	48 hours/1 shift (Fire Battalion Chief & Deputy Fire Chief) 30 hours (Fire Marshal)
Montebello Firefighters' Association	48 hours/1 shift
Montebello Police Management Association	30 hours
Montebello Mid-Management Association	30 hours
Montebello Supervisors Association	30 hours
Montebello Police Officers' Association	30 hours
Montebello City Employees' Association	30 hours
Montebello Management Professionals' Association	30 hours
Non Represented Full Time	30 hours

(Revised: 04/27/22)



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2.060.227 Longevity Pay

Purpose

The purpose for longevity pay is to recognize long-term service employees that work for the City of Montebello.

Policy

The City will pay the agreed upon amount for longevity pay as adopted by City Council.

Procedure

Each department will keep track of their employees' dates of service and eligibility for longevity pay. The department will issue a personnel action form to the Human Resources Department to reflect the start of eligibility and each increase to the longevity pay tier based on the employees' collective bargaining agreement.

MONTEBELLO POLICE MANAGEMENT ASSOCIATION

A. For longevity purposes only, the following shall count as LAW ENFORCEMENT SERVICE:

a. For full- time City of Montebello employees who are in either the MPMA unit or the MPOA unit as of July 1, 2019, all continuous service as an active, full-time City of Montebello law enforcement department member, whether sworn or unsworn, plus any verifiable prior laterals continuous service as an active, full-time sworn police, police supervisory, or police management unit member, shall count toward years of longevity.

b. For MPMA unit members who join the MPMA unit on or after July 1, 2019 without prior continuous service as an active, full-time City of Montebello law enforcement department member, only verifiable prior lateral continuous service as a full- time sworn

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police, police supervisory, or police management unit member shall count toward years of longevity.

B. Considering the definition of LAW ENFORCEMENT SERVICE in paragraph 4. A., beginning with the first pay period of the seventh (7th) year of continuous, aggregate active LAW ENFORCEMENT SERVICE, and continuing through the completion of the unit member's 11th year of continuous, aggregate active LAW ENFORCEMENT SERVICE, an MPMA unit member shall receive 4% of his/her Base Salary as Longevity Pay (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary. Aggregate active service time shall not include any overlapping service time (i.e. service time cannot count twice for overlapping time periods).

C. Considering the definition of LAW ENFORCEMENT SERVICE in paragraph 4.A., beginning with the first pay period of the twelfth (12th) year of continuous, aggregate active LAW ENFORCEMENT SERVICE, and continuing through the completion of the unit member's 19th year of continuous, aggregate active LAW ENFORCEMENT SERVICE, an MPMA unit member shall receive 7% of his/her Base Salary as Longevity Pay (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary. Aggregate active service time shall not include any overlapping service time (i.e. service time cannot count twice for overlapping time periods).

D. Considering the definition of LAW ENFORCEMENT SERVICE in paragraph 4.A, beginning with the first pay period of the twentieth (20th) year of continuous, aggregate active LAW ENFORCEMENT SERVICE, and continuing through the completion of the unit member's 25th year of continuous, aggregate active LAW ENFORCEMENT SERVICE, an MPMA unit member shall receive 10% of his/ her Base Salary as Longevity Pay (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary. Aggregate active service time shall not include any overlapping service time i.e. service time cannot count twice for overlapping time periods).

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E. Considering the definition of LAW ENFORCEMENT SERVICE in paragraph 4.A, beginning with the first pay period of the twenty sixth (26th) year of continuous, aggregate active LAW ENFORCEMENT SERVICE, and continuing through the MPMA unit member's remaining years of full- time City MPMA unit service, an MPMA unit member shall receive 13% of his/ her Base Salary as Longevity Pay (which shall be reported to Ca1PERS as special pay) in addition to the unit member's Base Salary. Aggregate active service time shall not include any overlapping service time (i.e. service time cannot count twice for overlapping time periods).

MONTEBELLO FIRE MANAGEMENT ASSOCIATION

Effective the first (1st) full pay period after MOU adoption, for full-time City of Montebello employees who are in the MFMA unit, all continuous service as an active, full-time City of Montebello fire service sworn, plus any verifiable prior Lateral continuous service with another fire service agency as an active, full-time sworn firefighter, firefighter paramedic, fire engineer, fire captain, or fire battalion chief shall count toward years of longevity.

Effective the first (1st) full pay period after MOU adoption, Longevity pay shall consist of:

A. A (4%) base salary increase at the completion of five (5) years aggregate active service as a full-time City of Montebello sworn fire personnel unit member which the unit member shall continue to receive through the completion of the unit member's 10th year.

B. The (4%) base salary increase shall be increased to a (7%) base salary increase at the completion of ten (10) years aggregate active service as a full-time City of Montebello sworn fire personnel unit member which the unit member shall continue to receive through the completion of the unit member's 15th year.

C. The (7%) base salary increase shall be increased to a (10%) base salary increase at the completion of fifteen (15) years aggregate active service as a full- time City of

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Montebello Sworn personnel unit member which the unit member shall continue to receive through the completion of the unit member's 20th year.

D. The (10%) base salary increase shall be increased to a (13%) base salary increase at the completion of twenty (20) years aggregate active service as a full-time City of Montebello sworn personnel unit member which the unit member shall continue to receive for the unit member's remaining years of full- time City sworn personnel unit member service.

MONTEBELLO MID-MANAGEMENT ASSOCIATION

A. Beginning the first pay period after **June 26, 2019**, each MMMA unit member with ten (10) years of aggregate full- time City service shall be eligible for longevity pay. Longevity pay shall consist of a base salary pay increase at the following eligibility benchmarks and shall not be cumulative:

After 10 years of full- time service	1. 5 % base salary increase
After 15 years of full- time service	2. 5 % base salary increase
After 20 years of full- time service	3. 5 % base salary increase
After 25 years of full-time service	5. 0 % base salary increase

B. A one and half (1.5%) percent base salary increase at the completion of ten (10) years of aggregate full-time City service which the unit member shall continue to receive through the completion of the unit member's 14th year.

C. A two and a half (2.5%) percent base salary increase at fifteen (15) years of aggregate full-time City service which the unit member shall continue to receive through the completion of the unit member's 19th year.

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D. A three and a half (3.5%) percent base salary increase at twenty (20) years of aggregate fulltime City service which the unit member shall continue to receive through the completion of the unit member's 24th year.

E. A five (5.0%) percent base salary increase at twenty five (25) years of aggregate full-time City service and the unit member shall continue to receive thereafter.

MONTEBELLO SUPERVISORS' ASSOCIATION

A. Beginning the first pay period after **May 15, 2019**, each MSA unit member with ten (10) years of aggregate full- time City service shall be eligible for longevity pay. Longevity pay shall consist of a base salary pay increase at the following eligibility benchmarks and shall not be cumulative:

After 10 years of full- time service	1. 5 % base salary increase
After 15 years of full- time service	2. 5 % base salary increase
After 20 years of full- time service	3. 5 % base salary increase
After 25 years of full-time service	5. 0 % base salary increase

B. A one and half (1.5%) percent base salary increase at the completion of ten (10) years of aggregate full-time City service which the unit member shall continue to receive through the completion of the unit member's 14th year.

C. A two and a half (2.5%) percent base salary increase at fifteen (15) years of aggregate full- time City service which the unit member shall continue to receive through the completion of the unit member's 19th year.

D. A three and a half (3.5%) percent base salary increase at twenty (20) years of aggregate full- time City service which the unit member shall continue to receive through the completion of the unit member's 24th year.



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E. A five (5.0%) percent base salary increase at twenty five (25) years of aggregate full-time City service and the unit member shall continue to receive thereafter.

MONTEBELLO CITY EMPLOYEES' ASSOCIATION

A. Beginning the first pay period after **April 22, 2019**, each MCEA unit member with ten (10) years of aggregate full-time City service shall be eligible for longevity pay. Longevity pay shall consist of a base salary pay increase at the following eligibility benchmarks and shall not be cumulative:

After 10 years of full-time service	1.5 % base salary increase
After 15 years of full-time service	2.5 % base salary increase
After 20 years of full-time service	3.5 % base salary increase
After 25 years of full-time service	5.0 % base salary increase

B. A one and half (1.5%) percent base salary increase at the completion of ten (10) years of aggregate full-time City service which the unit member shall continue to receive through the completion of the unit member's 14th year.

C. A two and a half (2.5%) percent base salary increase at fifteen (15) years of aggregate full-time City service which the unit member shall continue to receive through the completion of the unit member's 19th year.

D. A three and a half (3.5%) percent base salary increase at twenty (20) years of aggregate full-time City service which the unit member shall continue to receive through the completion of the unit member's 24th year.

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E. A five (5.0%) percent base salary increase at twenty five (25) years of aggregate full-time City service and the unit member shall continue to receive thereafter.

MONTEBELLO FIREFIGHTERS' ASSOCIATION

A. For longevity purposes only, the following shall count as LATERAL SWORN FIRE SERVICE:

For full-time City of Montebello employees who are in the MFA unit as of October 1, 2019, all continuous service as an active, full-time City of Montebello fire service sworn, plus any verifiable prior Lateral continuous service with another fire service agency as an active, full-time sworn firefighter, firefighter paramedic, fire engineer, or fire captain shall count toward years of longevity.

Each unit member with ten (10) years aggregate service as a full-time sworn Fire Service unit member shall be eligible for longevity pay. Thereafter, each unit member who attains ten (10) years aggregate service as a full-time firefighter shall be eligible for longevity pay. Longevity pay shall consist of:

B. Beginning with the first pay period after completion of ten (10) years aggregate active service as a full-time City firefighter unit member and continuing through the completion of the unit member's 15th year of full-time City firefighter unit member service, the unit member shall receive 3% of his/her Base Salary (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary.

C. Beginning with the first pay period after completion of fifteen (15) years aggregate active service as a full-time City firefighter unit member and continuing through the completion of the unit member's 20th year of full-time City firefighter unit member service, the unit member shall receive 4½% of his/her Base Salary (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary.



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D. Beginning with the first pay period after completion of twenty (20) years aggregate active service as a full-time City firefighter unit member and continuing through the completion of the unit member's 25th year of full-time City firefighter unit member service, the unit member shall receive 6% of his/her Base Salary (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary.

E. Beginning with the first pay period after completion of twenty-five (25) years aggregate active service as a full-time City firefighter unit member and continuing for the unit member's remaining years of full-time City firefighter unit member service, the unit member shall receive 7.5% of his/her Base Salary (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary.

MONTEBELLO POLICE OFFICERS' ASSOCIATION

Current longevity rates, and definitions of qualifying law enforcement service for purpose of longevity, shall be modified as follows, effective July 1, 2019:

A. For longevity purposes only, the following shall count as LAW ENFORCEMENT SERVICE:

a. For full- time City of Montebello employees who are in the MPOA unit as of July 1, 2019, all continuous service as an active, full- time City of Montebello law enforcement department member, whether sworn or unsworn, plus any verifiable prior lateral continuous service as an active, full-time sworn police, police supervisory, or police management unit member, shall count toward years of longevity.

b. For MPOA unit members who join the MPOA unit on or after July 1, 2019 without prior continuous service as an active, full-time City of Montebello law enforcement department

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member, only verifiable prior lateral continuous service as a full- time sworn police, police supervisory, or police management unit member shall count toward years of longevity.

B. Considering the definition of LAW ENFORCEMENT SERVICE in paragraph 4. A. beginning with the first pay period of the seventh (7th) year of continuous, aggregate active LAW ENFORCEMENT SERVICE, and continuing through the completion of the unit member's 11th year of continuous, aggregate active LAW ENFORCEMENT SERVICE, an MPOA unit member shall receive 4% of his/her Base Salary as Longevity Pay (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary. Aggregate active service time shall not include any overlapping service time (i.e. service time cannot count twice for overlapping time periods).

C. Considering the definition of LAW ENFORCEMENT SERVICE in paragraph 4. A., beginning with the first pay period of the twelfth (12th) year of continuous, aggregate active LAW ENFORCEMENT SERVICE, and continuing through the completion of the unit member's 19th year of continuous, aggregate active LAW ENFORCEMENT SERVICE, an MPOA unit member shall receive 7% of his/ her Base Salary as Longevity Pay (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary. Aggregate active service time shall not include any overlapping service time (i.e. service time cannot count twice for overlapping time periods).

D. Considering the definition of LAW ENFORCEMENT SERVICE in paragraph 4.A, beginning with the first pay period of the twentieth (20th) year of continuous, aggregate active LAW ENFORCEMENT SERVICE, and continuing through the completion of the unit member's 25th year of continuous, aggregate active LAW ENFORCEMENT SERVICE, an MPOA unit member shall receive 10% of his/ her Base Salary as Longevity Pay (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary. Aggregate active service time shall not include any overlapping service time i.e. service time cannot count twice for overlapping time periods).

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E. Considering the definition of LAW ENFORCEMENT SERVICE in paragraph 4.A, beginning with the first pay period of the twenty sixth (26th) year of continuous, aggregate active LAW ENFORCEMENT SERVICE, and continuing through the unit member's remaining years of full-time City MPOA unit service, an MPOA unit member shall receive 13% of his/her Base Salary as Longevity Pay (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary. Aggregate active service time shall not include any overlapping service time (i.e. service time cannot count twice for overlapping time periods).

FULL-TIME NON-REPRESENTED EMPLOYEES

MONTEBELLO MANAGEMENT PROFESSIONALS' ASSOCIATION

A. Effective April 28, 2019, each non-represented full-time employee with ten (10) years of aggregate full-time City service shall be eligible for longevity pay. Longevity pay shall consist of a base salary pay increase at the following eligibility benchmarks and shall not be cumulative:

After 10 years of full- time service	1.5 % base salary increase
After 15 years of full- time service	2.5 % base salary increase
After 20 years of full- time service	3.5 % base salary increase
After 25 years of full-time service	5.0 % base salary increase

B. A one and half (1.5%) percent base salary increase at the completion of ten (10) years of aggregate full-time City service which the unit member shall continue to receive through the completion of the unit member's 14th year.

C. A two and a half (2.5%) percent base salary increase at fifteen (15) years of aggregate full-time City service which the unit member shall continue to receive through the completion of the unit member's 19th year.

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D. A three and a half (3.5%) percent base salary increase at twenty (20) years of aggregate fulltime City service which the unit member shall continue to receive through the completion of the unit member's 24th year.

E. A five (5.0%) percent base salary increase at twenty five (25) years of aggregate full-time City service and the unit member shall continue to receive thereafter.

(Revised: 04/27/2022)



City of Montebello, California Policy & Procedures Manual

2.060.517 Education Reimbursement Program

Purpose:

To define who and under what circumstances City employees may receive education reimbursement and to outline the procedure by which reimbursement may be obtained.

Policy:

A. Applications for education reimbursement must be from full-time, non-temporary, employees of the City. (Probationary employees will be considered eligible.)

B. Course(s) selected must be of such a nature that it benefits the City and better enables the employee to carry out present duties and will prepare the employee for increased responsibilities and/or promotion. **(An employee seeking a college degree will be eligible for reimbursement for those courses that qualify them for such degree. However, the declared major must have reasonable relevance to the job.)**

C. Courses other than those qualifying for reimbursement under paragraph B may be approved for reimbursement under this policy with the prior approval of the Director of Human Resources and the City Administrator upon submission of justification by the Appointing Authority. However, costs associated with non-classroom thesis production courses are not subject to reimbursement.

D. Employees desiring reimbursement must attend such courses on their own time after work hours and must complete the course with a passing grade of at least "C" or equivalent.

E. Reimbursement will be made for tuition at rates specified in H below, books, fire certification, lab fees, and all other fees required to take a class or classes. **Student body fees will be included; however, parking fees are excluded from reimbursement.**

F. Should an employee separate from the City's service within one year after beginning any course reimbursed by the City, the cost of such course will be deducted from the employee's last paycheck. The Director of Human Resources shall be responsible for informing the Finance Department of any such amounts to be deducted.

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G. Approval will be limited to courses taken at accredited universities, state colleges and community colleges, approved correspondence courses, high school and adult education, technical and vocational schools.

H. Employees may attend any accredited or other institution approved by the City Manager or designee. **However, education reimbursement rates are based on current California State University rates. A cap of \$1,500 per fiscal year will be granted to each eligible employee, with the exception of members of the Montebello Police Officers' Association who's members have an annual maximum of \$2,000.**

I. Employees scheduled by the City to take specialized courses or special seminars on work time will not be subject to the requirements of this policy.

Procedure:

A. In order for an employee to be eligible to receive reimbursement for tuition, fees and books, or fire certification by the State Fire Marshal, he/she must acquire prior approval of the course(s) from the Department Head, the Director of Human Resources and City Manager by submitting the Course Approval Form. This form shall be returned to the Department Head upon approval by the Director of Human Resources and the City Manager.

B. Upon receiving verification of enrollment and grade or certification, with receipts for tuition and books or for fire certification, the Department Head will submit the Educational Reimbursement Application to the Director of Human Resources with the approved Course Approval Form and a Request to Issue a Warrant made out to the employee receiving the reimbursement. **Documentation must be submitted within two months of class completion.**

C. Upon timely receipt of these materials, the Director of Human Resources shall have the responsibility for processing the claim for reimbursement.

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(Prior Policy #V-B-25, 07/01/73; AUTHORITY: C/ADMIN)

(Revised: 07/28/21)



City of Montebello, California Policy & Procedures Manual

2.060.504 Employee Compensation and Benefits

Purpose

Is to provide a description of the City's employee compensation and benefits packages.

Policy

It is the policy of the City to recognize the significant role that its workforce plays in fulfilling its public service mission. The City recognizes that maintaining a competitive compensation system is critical to its goal of delivering public services to its citizens. Therefore, the City strives to provide compensation for its employees to attract qualified applicants, retain employees who are equally committed to public service, and motivate employees to maintain the highest standards of performance.

- A. With this goal in mind, the City shall compensate employees in accordance with decisions made by Council as budgets are set. Pay for positions are subject to the annual budgetary process and current employee organization MOU's; and as such, may be subject to increase, reduction, or status quo maintenance for fixed time periods.
- B. **TOTAL COMPENSATION PHILOSOPHY:** The City is committed to providing a range of public services to its citizens by fostering an environment that embraces respect for the worth of each employee and to pursue the same towards its total compensation package that includes salary and benefits. The City's philosophy is consistent across units with practices that may differ to meet the unique needs of division, department, employee classifications and performance. The City's total compensation package is guided by the following principles:
 - 1. The City's total compensation package shall be reviewed against appropriately defined labor markets.
 - 2. The City's total compensation package shall comply with all applicable state and federal laws.
 - 3. Salaries are managed through a simple, clear program that is consistent with the City's strategic and organizational objectives.

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- C. The Council reserves the right to make budget adjustments, and consequently direct pay adjustments during the budget year in order to manage their fiscal responsibilities or deal with unforeseen circumstances that justify or require changes to City expenditures.

Procedure

- A. **Compensation (Salary) Schedules:** All employee classifications shall receive a salary that is approved by City Council resolution each fiscal year.
- B. **Benefits:** In coordination with employee organizations MOU's, funding abilities, state and federal laws, and the City's total compensation philosophy, the following benefits are afforded to the full-time employees of the City of Montebello:

C. HEALTH INSURANCE THROUGH PEMHCA

- a. The City and the Association agree to contract for health benefits coverage through the Public Employees' Retirement System under the Public Employees' Medical Health Care Act (PEMHCA) Section 22751 et seq. of the Government Code.

D. HEALTH INSURANCE CITY CONTRIBUTION

- a. Effective March 27, 2008, the City will contribute the following amounts toward full-time employees' medical, dental & vision insurance:

COVERAGE	TOTAL CITY CONTRIBUTION)
1 Party	Full coverage
2 Party	\$840.00
3 Party	\$1,090.00

- b. Part-time employees who have become eligible for CalPERS membership and have worked 1000 hours in a fiscal year:



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- i. The contribution toward hourly EE's insurance who were eligible before 7/1/92 will be at the rate needed to fully pay 1 party coverage in the plan selected by the EE. For hourly EE who became eligible for insurance on or after 7/1/92 the City contribution toward the insurance package will be at the rate needed to pay 50% of one party coverage in the plan selected by the employee. [Res. 97-109]

E. Medical Insurance Opt-out Incentive

- a. An opt-out incentive is afforded to full-time and those hourly employees, who have benefits and were hired prior to 8/11/92, who decline the City's medical, dental and vision insurance package.
- b. Proof of medical coverage elsewhere will be required annually to continue participation in the cash incentive program.
- c. The monthly Medical Insurance Opt-Out incentive is \$350.00
- d. The monthly Medical Insurance Opt-Out incentive shall be computed when calculating overtime as applicable.
- e. The monthly Medical Insurance Opt-Out incentive shall be reported as Special Compensation to CalPERS as applicable.
- f. Employees who have an alternative source of health insurance must provide minimum essential health coverage pursuant to the U. S. Patient Protection and Affordable Care Act (ACA), and cover both the employee and all individuals in the employee's expected tax family, if any. During open enrollment or as otherwise required by the City, the employee must each year provide the City with an attestation or other reasonable documentation, subject to the City's approval confirming such alternate coverage. According to the ACA, the City must not make payment if the City knows that the employee or family member does not have the alternative coverage.

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(Revised: 03/21/95; 07/28/21)



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2.060.528 Education Incentive Pay

Purpose

The Education Incentive Pay program rewards employees who take the initiative to increase their job worth by gaining job-related knowledge, behaviors, and personal and professional skills to significantly enhance their value to their department and the City.

Policy

The City will pay the agreed upon amount for education as agreed upon by City Council resolution.

Procedure

The department will issue a personnel action form to the Human Resources Department to reflect the start of eligibility and the monthly amount based on the employees' collective bargaining agreement.

MONTEBELLO POLICE MANAGEMENT ASSOCIATION

The City agrees to provide education incentive pay as follows:

<u>Degree or Certificate</u>	<u>Compensation</u>
A.A. or Intermediate POST	\$250/month
B.A./B.S. or Advanced POST	\$400/month

The above education incentive pay shall not be compounded if an employee holds more than one of the above qualifying degrees or POST (Peace Officer Standards and Training) certificates. Instead, the total amount of educational incentive pay for possessing any of the above qualifying degrees or certificates shall be capped at the amount associated with the highest qualifying degree or certificate possessed.

The City also agrees to establish a supplemental educational incentive pay for those employees that possess a supervisory or management POST certificate as follows:

Supervisory Certificate	\$150/month
Management Certificate	\$150/month

This supplemental educational incentive pay for possessing a supervisory and/or management POST certificate shall be in addition to any educational incentive pay earned for possessing one of the qualifying degrees or POST certificates as set forth above.

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MONTEBELLO FIRE MANAGEMENT ASSOCIATION

Effective the first pay period after MFMA ratification and City Council adoption of this MOU, the City agrees to provide an education incentive to unit members as follows and such incentives shall supersede and replace previous education incentives provided to unit members:

- A. \$ 250/ month for Firefighter 1 Certificate or AA/AS or 60 units
- B. \$ 400/ month for Firefighter II Certificate or BA/ BS or 120 units
- C. \$ 600/ month for Company Officer Certificate

The aforementioned education incentives shall not be stackable or cumulative. The unit MFMA member is entitled to a maximum of one education incentive at a time.

MONTEBELLO POLICE OFFICERS' ASSOCIATION

The City agrees to increase education incentive pay as follows:

<u>DEGREE OR CERTIFICATE</u>	<u>INCREASE FROM</u>	<u>INCREASE TO</u>
A.A. or Intermediate POST	\$150/month	\$250/month
B.A./B.S. or Advanced POST	\$300/month	\$400/month

Supervisory \$150/month

The above educational incentive pay shall not be compounded if an employee holds more than one of the above qualifying degrees or POST (Peace Officer Standards and Training) certificate. Instead, the total the total amount of educational incentive pay for possessing any of the above qualifying degrees or certificates shall be capped at the amount associated with the highest qualifying degree or certificate possessed.

The City also agrees to establish a supplemental educational incentive pay for those employees that possess a supervisory POST certificate in the amount of \$150/month. This supplemental educational incentive pay for possessing a supervisory POST certificate shall be in addition to any educational incentive pay earned for possessing one of the qualifying degrees or certificates as set forth above.

MONTEBELLO CITY EMPLOYEES' ASSOCIATION **MONTEBELLO MID-MANAGEMENT ASSOCIATION** **MONTEBELLO MANAGEMENT PROFESSIONALS' ASSOCIATION** **UNREPRESENTED FULL-TIME EMPLOYEES**

Full-time employees in the MCEA, MMMA, MSA, MMPA AND Unrepresented Full-time employees will receive an education incentive based on the highest completed degree. Degree incentive is not stackable.

Bachelor's Degree	\$200.00 per month
Master's or Doctoral Degree	\$400.00 per month

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Education Incentive pay will commence on the 1st day of the next month after submitting proof of Education to their department. The unit member's department will submit a personnel action form to Human Resources for the education incentive pay to be added to the member's salary.

(Revised: 04/27/2022)

ATTACHMENT C

RESOLUTION NO. 22-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEBELLO APPROVING A COMPREHENSIVE MEMORANDUM OF UNDERSTANDING AND THE TERMS AND CONDITIONS OF EMPLOYMENT AFFECTING THE DESIGNATED MONTEBELLO MID-MANAGEMENT ASSOCIATION (MMMA) EMPLOYEES FOR THE PERIOD OF JANUARY 1, 2022 THROUGH JUNE 30, 2025

RECITALS

WHEREAS, the City of Montebello values the work of all its employees and seeks to maintain fair and mutually beneficial terms and conditions of employment for the good of the City and the employees, and

WHEREAS, representatives of the City and representatives of the bargaining unit named above have met, conferred, and negotiated in good faith regarding wages, hours and working conditions. As a result of such good faith negotiations, the City and the MMMA have developed the Comprehensive Memorandum of Understanding (MOU) attached here (ATTACHMENT D).

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MONTEBELLO HEREBY RESOLVES, FINDS, AND DECLARES AS FOLLOWS:

SECTION 1: The MOU between the City of Montebello and the MMMA dated January 1, 2022 through June 30, 2025 and attached is hereby approved.

SECTION 2: That the City Clerk shall certify to the passage and adoption of this Resolution and that the same shall be in full force and effect.

APPROVED AND ADOPTED this 27th day of April 2022.

Kimberly A. Cobos-Cawthorne, Mayor

ATTEST:

APPROVED AS TO FORM:

Christopher Jimenez, City Clerk

Arnold M. Alvarez-Glasman, City Attorney

RESOLUTION NO. 22-24

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STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF MONTEBELLO)

I, Christopher Jimenez, City Clerk of the City of Montebello, County of Los Angeles, State of California, hereby certify that the foregoing Resolution No. 22-24 was passed and adopted by the City Council of the City of Montebello, signed by the Mayor and attested by the City Clerk at a regular meeting of said Council held on the 27th day of April 2022 and that said Resolution was adopted by the following vote, to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

The undersigned, City Clerk of the City of Montebello, does hereby attest and certify that the foregoing Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of said City which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

DATE: _____

Christopher Jimenez, City Clerk

MEMORANDUM OF UNDERSTANDING
BETWEEN THE CITY OF MONTEBELLO
AND THE
MONTEBELLO MID-MANAGEMENT ASSOCIATION



FOR JANUARY 1, 2022 THROUGH JUNE 30, 2025

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THE CITY OF MONTEBELLO MID-MANAGEMENT ASSOCIATION

PREAMBLE

Pursuant to Government Code Section 3500 *et seq.*, representatives of the City of Montebello (“City”) have met and conferred in good faith with representatives of the **Montebello Mid-Management Association (MMMA)**, and have reached an agreement to recommend that the City Council take the actions identified in this comprehensive Memorandum of Understanding (hereafter either “Memorandum,” “MOU” or “Agreement”). Upon ratification of this Comprehensive MOU by majority vote of the bargaining unit membership as well as adoption by the City Council, all terms and conditions set forth herein shall become binding. This Comprehensive MOU supersedes Resolution 21-31 adopted by the City Council on July 28, 2021, except as otherwise modified herein, existing wages, hours and other terms and conditions of employment shall remain in full force and effect.

ARTICLE I - IMPLEMENTATION

SECTION A TERM

Period Covered: Three and one-half (3 1/2) years. From 1/1/2022 to 6/30/2025.

SECTION B RECOGNITION

The **Montebello Mid-Management Association (MMMA)**, is the exclusive representative of the employees of the LISTED IN EXHIBIT 1, a bargaining unit for the purpose of meeting and conferring over wages, hours, and terms and conditions of employment.

SECTION C PROVISIONS OF LAW AND SEVERABILITY CLAUSE

Except as modified herein, all relevant federal, state, and local laws apply. Should any provisions of this MOU be found to be in violation of any law, rule or regulation, the remaining provisions will remain in full force and effect for the duration of this MOU.

SECTION D INCORPORATION OF CITY CODE, RULES, AND POLICIES

This MOU memorializes changes in terms and conditions for members of the bargaining unit as well as modifications of certain existing City codes, rules, and policies.

Incorporation of prior MOU’s references to City code, rules, and policies have been adopted during “**Meet and Confer**” sessions and shall be considered adopted by reference in this MOU and include the following specific City policies:

- a. 2.060.590 Bilingual Pay
- b. 2.060.565 Bereavement Leave
- c. 2.060.227 Longevity Pay
- d. 2.060.517 Educational Reimbursement Programs
- e. 2.060.504 Employee Compensation and Benefits
- f. 2.060.528 Education Incentive Pay

THE CITY OF MONTEBELLO MID-MANAGEMENT ASSOCIATION

Unless the parties mutually and voluntarily agree to do so, neither party shall be obligated to negotiate over matters covered by, or within the scope of, this Agreement, during the term of this Agreement.

SECTION E CITY DEDUCTIONS AND DUES

The City agrees to conduct dues deductions.

SECTION F FULL UNDERSTANDING, MODIFICATION AND WAIVER

It is the purpose of this Memorandum of Understanding to promote and provide for harmonious relations, cooperation and understanding between Management and the employees covered by this Memorandum; to provide an orderly and equitable means of resolving any misunderstandings or differences which may arise under this Memorandum; and to set forth the understanding of the parties reached as a result of good faith negotiations regarding wages, hours and other terms and conditions of employment covered by this Memorandum. This Memorandum of Understanding memorializes the terms and conditions for members of the bargaining unit as well as modifications of other existing City rules and policies. All other City rules, policies, and regulations shall be considered incorporated, by reference, in this MOU. Unless the parties mutually and voluntarily agree to do so, neither may be obligated to negotiate over matters covered by this Agreement or over other matters within the scope during the term of this Agreement.

ARTICLE II – COMPENSATION

SECTION A SALARY INCREASES

1. PLACEMENT ON NEW SALARY MATRIX

Positions covered under this MOU shall be placed on the new salary range (number) as follows:

Members covered under this MOU will be placed at the appropriate Step, within the new salary range, as noted in the salary tables below, that is closest to their current rate of pay at the time of City Council approval of this MOU without being less than their current rate of pay.

Effective January 1, 2022:

Position Title	New Range Number	New Annual Salary Range
Fleet Services Supervisor	22	\$55,896 - \$69,807
Transit Supervisor	26	\$61,699 - \$77,054
Warehouse Supervisor	26	\$61,699 - \$77,054
Management Analyst	26	\$61,699 - \$77,054
Transit Planner	26	\$61,699 - \$77,054
Finance Supervisor	32	\$71,552 - \$89,359
Senior Procurement Analyst	33	\$73,341 - \$91,593

THE CITY OF MONTEBELLO MID-MANAGEMENT ASSOCIATION

Fleet Maintenance Supervisor	33	\$73,341 - \$91,593
Transit Assistant Manager	34	\$75,175 - \$93,883
Grants & Project Administrator	36	\$78,980 - \$98,636
Senior Management Analyst	36	\$78,980 - \$98,636

* See salary matrix attached

Effective the first full pay period in July 2022:

Position Title	New Range Number	New Annual Salary Range
Fleet Services Supervisor	22	\$55,896 - \$69,807
Transit Supervisor	26	\$61,699 - \$77,054
Warehouse Supervisor	26	\$61,699 - \$77,054
Management Analyst	28	\$64,823 - \$80,955
Transit Planner	28	\$64,823 - \$80,955
Finance Supervisor	32	\$71,552 - \$89,359
Senior Procurement Analyst	33	\$73,341 - \$91,593
Fleet Maintenance Supervisor	33	\$73,341 - \$91,593
Transit Assistant Manager	34	\$75,175 - \$93,883
Grants & Project Administrator	36	\$78,980 - \$98,636
Senior Management Analyst	36	\$78,980 - \$98,636

* See salary matrix attached

Effective the first full pay period in July 2023:

Position Title	New Range Number	New Annual Salary Range
Fleet Services Supervisor	22	\$55,896 - \$69,807
Transit Supervisor	26	\$61,699 - \$77,054
Warehouse Supervisor	26	\$61,699 - \$77,054
Management Analyst	30	\$68,104 - \$85,053
Transit Planner	30	\$68,104 - \$85,053
Finance Supervisor	32	\$71,552 - \$89,359
Senior Procurement Analyst	33	\$73,341 - \$91,593
Fleet Maintenance Supervisor	33	\$73,341 - \$91,593
Transit Assistant Manager	34	\$75,175 - \$93,883
Grants & Project Administrator	36	\$78,980 - \$98,636
Senior Management Analyst	36	\$78,980 - \$98,636

* See salary matrix attached

- No employee will have their rate of pay decreased upon implementation of the new salary ranges.
- Annual performance increases will remain on schedule for unit members who meet department expectations on their performance evaluation.
 - Management reserves the right to increase an employee's salary by one (1) or two (2) Steps based on their performance evaluation. Any increase beyond two (2) steps must be authorized by the City Manager.

THE CITY OF MONTEBELLO MID-MANAGEMENT ASSOCIATION

2. COST OF LIVING ADJUSTMENT (COLA)

Effective the first full pay period in July 2024, unit employees in all classifications shall receive a two percent (2.0%) salary adjustment.

Effective the first full pay period in July 2024:

Position Title	New Range Number	Salary Range with 2% COLA
Fleet Services Supervisor	22	\$57,014 - \$71,203
Transit Supervisor	26	\$62,933 - \$78,595
Warehouse Supervisor	26	\$62,933 - \$78,595
Management Analyst	30	\$69,467 - \$86,754
Transit Planner	30	\$69,467 - \$86,754
Finance Supervisor	32	\$72,983 - \$91,146
Senior Procurement Analyst	33	\$74,808 - \$93,425
Fleet Maintenance Supervisor	33	\$74,808 - \$93,425
Transit Assistant Manager	34	\$76,678 - \$95,760
Grants & Project Administrator	36	\$80,560 - \$100,608
Senior Management Analyst	36	\$80,560 - \$100,608

* See salary range scale attached.

SECTION B ADMINISTRATIVE LEAVE PAY OUT

During the first pay period in January, upon posting of administrative leave hours, any unused administrative leave hours remaining from the previous calendar year will be automatically paid off at the current rate of pay.

SECTION C NIGHT SHIFT DIFFERENTIAL

Bargaining members will be eligible to receive night shift differential of five percent (5%). An employee shall qualify for night shift differential for any regularly assigned hours that are worked between 5:00 p.m. and 6:00 a.m.

SECTION D UNIFORM ALLOWANCE

1. Uniform allowance for Transit Supervisor is three hundred fifty dollars (\$350) per fiscal year. The uniform allowance for Fleet Maintenance Supervisor and Fleet Services Supervisor is six hundred fifty dollars (\$650) per fiscal year. The uniform allowance for Warehouse Supervisor is six hundred twenty-five dollars (\$625) per fiscal year. This allowance is paid the second pay period in August.
2. During the term of this contract the City will implement a program to provide all required uniforms to unit members, at such time the City will cease to provide the annual uniform allowance.

THE CITY OF MONTEBELLO MID-MANAGEMENT ASSOCIATION

Prior to implementation the City will meet and confer with the Unit on the following:

- Number of uniforms provided
- Maintenance of uniforms
- Repair and replacement protocols
- Boot Allowance (where applicable)
- Badges

SECTION E TOOL ALLOWANCE

Tool allowance for Fleet Maintenance Supervisor is six hundred dollars (\$600) per fiscal year. The Fleet Services Supervisor shall be entitled to tool allowance of six hundred dollars (\$600) per fiscal year providing that the City determines that he/she has sufficient mechanic skills or a mechanic license. This allowance is paid the second pay period in August.

SECTION F OVERTIME COMPENSATION

The City agrees to compensate Transit Supervisor at the rate of time-and-one-half for the following activities:

- To cover the duties of a Transit Supervisor and/or Bus Operator in the event of a staffing shortage; and to cover for urgent and/or emergency related staffing needs.
- Overtime shall be calculated in accordance with the Fair Labor Standards Act (FLSA) for all time actually worked in excess of forty (40) hours in a work week.

Overtime compensate does not extend to those instances when Transit Supervisors perform those duties described above within their regular work schedule.

SECTION G TRANSIT SUPERVISOR INCENTIVE PROGRAM

The qualifying eligibility factors for the program will include, in part:

- A minimum of six (6) months employment with the City in the position of Transit Supervisor prior to the start of the evaluation period;
- No more than three (3) unscheduled absences during the 6-month evaluation period;
- An excellent safety record, including no preventable/chargeable accidents during the 6-month evaluation period;
- No disciplinary action issued during the 6-month evaluation period

The Transit Supervisor Incentive Program will not include a team incentive component.

Based on meeting all the criteria listed above over the prior six (6) month evaluation period employees will be awarded an incentive of five hundred dollars (\$500). The evaluation period shall be from September through February, and from March to August of each year.

SECTION H CERTIFICATION PAYS

THE CITY OF MONTEBELLO MID-MANAGEMENT ASSOCIATION

Full-time unit employees who possess and maintain additional certificates/licenses shall be eligible to receive twenty five dollars (\$25.00) monthly per certificate, for up to a maximum of two (2) certificates/licenses or fifty dollars (\$50.00) monthly. In no case, shall any affected unit member simultaneously receive compensation for more than two (2) certificates. Employees will not be permitted to stack more than two (2) certificates/licenses.

The Unit Member shall receive the additional compensation following authorization by the respective Department Director/Chief and the Director of Human Resources and IT.

The additional certification and licensure incentives only apply to certifications and licenses that:

- Are not mandated to meet the classification's minimum job requirement criteria; and
- Have an annual or bi-annual renewal process or examination.

An employee shall immediately notify their supervisor if they have lost their certification for any reason. Failure to maintain the appropriate certificate and provide annual proof of valid certificate/license will result in the loss of Certificate Pay.

The certificate incentive pay will commence on the 1st day of the next month after obtaining authorization and submitting proof of certificate(s)/license(s). The unit member's department will submit a personnel action form to Human Resources for the incentive pay to be added to the member's salary.

ARTICLE III - RETIREMENT

SECTION A CALPERS RETIREMENT TIERS

The City offers a defined retirement benefit plan through the California Public Employees' Retirement System ("CalPERS"). There are two (2) tiers of the retirement benefit plan depending on date of hire and/or status as "new member", as defined by Government Code, which define the employee contribution/cost sharing as follows:

Retirement Tier 1: Employees hired prior to January 1, 2013 or who are not "new members" under the California Public Employees' Pension Reform Act of 2013 ("PEPRA"), Gov. Code § § 7533, et seq. These employees are also referred to as Classic CalPERS Members.

The current retirement formula is 2.7% at 55.

Retirement Tier 2: Employees Hired on or after January 1, 2013 and who are defined by the Public Employees' Pension Reform Act (PEPRA) as "new members"

The current retirement formula is 2% at 62.

SECTION B EMPLOYEE CALPERS CONTRIBUTION

1. Classic CalPERS Members (as defined by CalPERS):

THE CITY OF MONTEBELLO MID-MANAGEMENT ASSOCIATION

Classic CalPERS Members pay the 8% employee contributions toward their CalPERS pension.

2. CalPERS (PEPRA) Members (as defined by CalPERS):

New CalPERS (PEPRA) unit members, including each newly hired unit member, shall pay their obligatory "half the actuarial normal cost" of their pension benefit (as determined and regularly adjusted by CalPERS). The current normal cost obligation for each PEPRA unit member is 7%, with potential mandated upward adjustments thereafter as determined annually by CalPERS actuarial valuation reports. The City is prohibited by PEPRA from paying any portion of the member contribution for PEPRA members.

ARTICLE IV - POST-RETIREMENT BENEFITS

SECTION A CONTINUANCE OF 401 (A) & (H) PLAN

In lieu of the Retiree Health Benefit, the City agrees to continue the 401 (a) (h) Plan, as outlined below:

401 (a) and (h) RETIREMENT BENEFIT

All recognized full time employees members will be enrolled in the established City of Montebello 401(a) and (h) retirement plan upon achieving their one year anniversary of employment with the City. Vesting in the 401 (a) and (h) plan will occur at the employee's members five (5) year anniversary of recognized full time employment with the city.

The monthly accrual rates for all qualified employees members will be determined by years of service with the City of Montebello and based upon the following schedule:

Years of City of Montebello Service	Monthly Contribution Amount
1 year to 12 years	\$10
12 years to 16 years	\$50
16 years to 20 years	\$75
20 years to 24 years	\$100
24 years +	\$125

- Years of service with the City of Montebello will include all years of service as a recognized full time employee, even if there has been a break in service to the City, with the exception that any employee who retired between November 1, 1999 and January 2, 2002, who returned to work for the City of Montebello returned as a new employee for the purposes of 401 (h) benefits.
- Monthly contributions occur the 1st of each month.
- There are no partial credits of monthly contributions for employees members separating from City service before the last day of the month of retirement.

ARTICLE V – LEAVE BANKS

SECTION A ANNUAL LEAVE DISCONTINUATION

THE CITY OF MONTEBELLO MID-MANAGEMENT ASSOCIATION

Effective one full pay-period after the adoption of this MOU annual leave banks will be frozen and accruals will cease. All MMMA members will begin accruing the vacation/holiday/sick leave banks in lieu of annual leave as outlined in this MOU.

Employees shall have the option of converting accrued Annual Leave to cash on an hour for hour basis subject to the following: To cash out Annual Leave hours, an employee must make an irrevocable election on or before December 31st of each calendar year, in order to receive cash for Annual Leave hours in the following calendar year. The accrued Annual Leave hours cash out will only be given to those employees who have made the affirmative election on or before the deadline by completing a form provided by the Finance Department. Employees will receive the cash out once per year, on the regular pay date, during the first full pay period in January.

Frozen Annual Leave:

During the initial Annual leave cash out an employee must make an irrevocable election on or before December 31st to be paid out during the first full pay period in January 2023. The optional election to cash out up to one hundred twenty (120) hours of Annual Leave shall be paid out at the member's current base rate plus incentives.

Effective December 2023, and thereafter, in no event shall the total Annual Leave hours cashed out exceed eighty (80) hours per year. The annual optional election to cash out up to eighty (80) hours of Annual Leave shall be paid out at the member's current base rate plus incentives.

Annual Leave can be used upon approval by the Director/Chief based on the needs of the department.

Upon separation from the City, remaining annual leave hours will be paid out to the employee at the member's current base rate of pay.

SECTION B VACATION LEAVE ACCRUAL

1. Accrual and Cap: Employees covered under this MOU shall accrue vacation leave and shall have a maximum vacation accrual cap in the amounts listed below. Vacation hours shall not be accrued in excess of the annual accrual Cap based on years of service.

YEARS EMPLOYED (MONTHS)	ACCRUAL PER PAY PERIOD	ANNUAL ACCRUAL	ACCRUAL CAP
0 – 2 yrs (0 – 24 months)	3.07 hours	80 hours	160 hours
2 – 9 yrs (25 – 108 months)	4.62 hours	120 hours	240 hours
10 yrs (109 – 120 months)	4.92 hours	128 hours	256 hours
11 yrs (121 – 132 months)	5.23 hours	136 hours	272 hours

THE CITY OF MONTEBELLO MID-MANAGEMENT ASSOCIATION

12 yrs (133 – 144 months)	5.54 hours	144 hours	288 hours
13 yrs (145 – 156 months)	5.846 hours	152 hours	304 hours
14 yrs (157 months & thereafter)	6.15 hours	160 hours	320 hours

2. Cash Out of Vacation Leave: Employees shall have the option of converting accrued Vacation Leave to cash on an hour for hour basis subject to the following: To cash out Vacation Leave hours, an employee must make an irrevocable election on or before December 31st of each calendar year, in order to receive cash for Vacation Leave hours in the following calendar year. The accrued Vacation Leave hours cash out will only be given to those employees who have made the affirmative election on or before the deadline by completing a form provided by the Finance Department. Employees will receive the cash out once per year, on the regular pay date, during the first full pay period in January.

All members with a minimum of eighty (80) hours of Vacation leave may elect to cash out up to forty (40) hours annually. The annual optional election to either cash out or to convert up to forty (40) hours of Vacation Leave to the City's Deferred Compensation 457 plan shall be paid out at the member's current base rate.

Other Rules:

- Vacation hours shall not be accrued in excess of the annual accrual Cap based on years of service.
- *An employee shall not be eligible to take annual vacation leave during the same year it is earned (CSR&R Rule XII, Section 214,i)*
 - *City agrees to amend this Rule when CSR&Rs are updated.*
- Accrued vacation leave will be paid out at separation at the employee's current base rate of pay.
- Vacation hours will be considered hours worked when computing overtime.

SECTION C SICK LEAVE ACCRUAL

1. **Accrual and Cap:** Employees covered under this MOU shall accrue sick leave and shall have a maximum sick leave accrual cap in the amounts listed below.

ACCRUAL PER PAY PERIOD	ANNUAL ACCRUAL	ACCRUAL CAP
3.692	96	1040

2. Sick leave may be utilized for:

- Personal illness or injury of the employee;
- Authorized emergency leave; Serious illness or injury of the employee's spouse, state registered domestic partner, or child, parents, siblings, grandparents, any of which that reside in the unit employee's residence (in accordance with Labor Code §§ 233);
- Where an employee which is a victim of domestic violence, sexual assault, or stalking, for the purposes described in Labor Code sections 230 © and 230.1(a);
- Cases of quarantine;
- Where exposure to contagious diseases would endanger the health of other employees.

Other Rules:

Sick leave may be taken in increments of one-half (1/2) hour or more.

THE CITY OF MONTEBELLO MID-MANAGEMENT ASSOCIATION

Sick leave may not be used for disapproved vacation leave.

For absences of over two (2) days, a medical certificate from a qualified physician may be required.

In order to receive compensation while absent on sick leave, except in an emergency or due to extenuating circumstances, the employee shall notify their immediate supervisor, at least one (1) hour prior to employee's scheduled shift/start time. In an emergency, the employee shall report to their supervisor as soon as the situation reasonably allows.

** Sick hours will not be considered hours worked when computing overtime.

** After sick leave has been exhausted, employee may use earned vacation

SICK LEAVE CASH OUT OPTIONS AT SEPARATION

OPTON 1:

Payout at separation based on years of service

YEARS OF CONTINUOUS YEARS OF MONTEBELLO SERVICE	PAY OUT AT SEPARATION UP TO 720 HOURS BASED ON YEARS OF MONTEBELLO SERVICE
Less than five	0%
At least five but less than ten	25%
At least ten but less than fifteen	50%
At least fifteen but less than twenty	75%
Twenty or more	100%

OPTION 2 (AT RETIREMENT ONLY):

Sick Leave Conversion to Service Credit:

In accordance with Government Code Section 20965, the City will continue the process to evaluate the cost to amending its retirement contract with CalPERS to include the Sick Leave Conversion Benefit. Upon amendment, employees would have the option to convert *ALL* unused sick leave hours to CalPERS service credit upon retirement from the City of Montebello.

SECTION D HOLIDAY BANK

Effective the first full pay period after the City Council's adoption of this MOU, unit employees will receive a prorated bank of holiday hours, based on their work schedules (as stated below), for the remaining holidays occurring this calendar year.

Holiday Hour Bank	Accrual/Cash Out
12 Holidays x# of regular shift hours	Automatic cash out second (2 nd) pay period in January of each calendar year

Holidays

1. NEW YEAR'S DAY - January 1st
2. MARTIN LUTHER KING, Jr. DAY- Third Monday in January

THE CITY OF MONTEBELLO MID-MANAGEMENT ASSOCIATION

3. PRESIDENT'S DAY- Third Monday in February
4. MEMORIAL DAY- Last Monday in May
5. JUNETEENTH - June 19th
6. INDEPENDENCE DAY- July 4th
7. LABOR DAY- First Monday in September
8. COLUMBUS DAY/INDEGINOUS PEOPLE'S DAY- Second Monday in October
9. VETERAN'S DAY- November 11th
10. THANKSGIVING DAY- Fourth Thursday in November
11. DAY AFTER THANKSGIVING - Fourth Friday in November
12. CHRISTMAS DAY - December 25th

Annual Holiday Bank

In the pay period containing January 1st of each year, a holiday bank shall be established for each unit employee at the rate of twelve (12) full-day holidays which occurs during the calendar year. The bank of hours will correlate to the employees current shift schedule.

Shift schedule	Holiday Hours Annually
4/10 schedule	120 hours
3/12 & 8 schedule	144 hours
9/80 schedule	108 hours
5/40 schedule	96 hours

Employees entering the unit during the calendar year shall have a pro-rated holiday bank established that contains all designated holidays remaining in the calendar year following their effective date of hire or entry into the unit.

Employee's whose regular schedule work-day occurs on an observed holiday may use their holiday hours at the discretion of the managing department, subject to department rules and guidelines.

Cash Out of Remaining Holiday Hours

- During the second (2nd) pay period in January of each calendar year, each unit employee shall receive a cash payment, for all remaining time in their holiday bank from the previous calendar year, at the current base pay.

There shall be no carryover of any unused holiday hours from one calendar year to another.

Observation of Holidays

- Designated holidays shall be observed by the City on the actual date of the designated holiday.
- Designated holidays falling on an employee's regular scheduled work-day will have holiday hours banked to each employee's holiday bank for use upon request and approval or cashed out during the second (2nd) pay period in January, if unused.

Employees Separating from the City

- Employees who leave City employment shall be paid a pro-rata amount of unused holiday time. The separating employee shall be paid all unused holiday hours equivalent to the number of recognized City holidays that occur between January 1st and the date of the employee's separation, at the current base rate of pay.

THE CITY OF MONTEBELLO MID-MANAGEMENT ASSOCIATION

** Holiday hours will not be considered hours worked when computing overtime.

** In order to receive holiday pay an employee shall work or have approved leave time off on his/her last scheduled shift immediately preceding the holiday, and his/her first scheduled shift immediately after the holiday.

SECTION E ADMINISTRATIVE LEAVE

MMMA members, excluding Transit Supervisors, will receive fifty (50) hours of Administrative Leave Pay per calendar year, posted during the first pay period each January.

SECTION F COMPENSATORY TIME OFF (CTO) BANK

The maximum number of compensatory time off (CTO) hours that may be accumulated by MMMA members is one hundred twenty (120) hours.

ARTICLE VI - MISCELLANEOUS PROVISIONS

SECTION A UNIT WORK SCHEDULES

1. Members of this unit may be assigned to the following work schedules dependent on organizational need.

- 4/10 Work Schedule
- 9/80 Work Schedule
- 5/40 Work Schedule

2. Work Schedule Changes

Work schedule changes shall require a minimum of fourteen (14) calendar days' notice, except in the case of an emergency as determined by management.

SECTION B FREE TRANSPORTATION

All MMMA employees, their spouses, and eligible dependent children are eligible to ride all Montebello Bus Lines buses free of charge.

SECTION C GRIEVANCE PROCEDURE

The City agrees the grievance procedure is fifteen (15) days between steps in the process. The employee filing the grievance may have a representative present at any step in the grievance process.

SECTION D DISCIPLINARY APPEAL PROCEDURE

Members of the MMMA bargaining unit who elect to appeal major discipline, not to include minor discipline, verbal or written reprimands, will be entitled to a full evidentiary hearing

THE CITY OF MONTEBELLO MID-MANAGEMENT ASSOCIATION

before the City Manager, his/her designee or an impartial third party. If an impartial third party is chosen, the hearing officer shall be mutually agreed upon from a list provided by the State Mediation Service. The cost of the hearing shall be borne by the "non-prevailing" party. If there is no clear "non-prevailing" party, the cost of the hearing shall be shared. The finding of the City Manager, his/her designee, or the impartial third party shall be binding.

The City agrees to optional, non-binding mediation for disciplinary appeals.

Minor disciplinary appeals may be addressed through the City's existing grievance policy, Administrative Policy V-B-40 which pertains to full-time unclassified employees.

SECTION E TRANSIT SUPERVISOR BIDDING PROCEDURE

1. Transit Supervisor (TS) Shake-Ups are valid for a period of six months. TS, will bid for an assignment in order of seniority two weeks prior to the effective date of the bid implementation. All will be permitted to bid on their respective assignments based upon seniority.
2. TS schedules are created by the department in order to maximize the supervision of MBL's bus operations. Details regarding shift changes to assignments as identified in this MOU will be posted sixty (60) days prior to the effective date of the Shake-Up. A proxy may be submitted to the scheduling supervisor, or via email.
3. Vacation Bid:
 - a. Vacation bids will be conducted every February, and will have two slots available per week. The vacation bid will be completed within three days as follows:
 - b. Day one, 1st Round: Submit two (2) weeks
 - c. Day two, 2nd Round: Submit two (2) weeks
 - d. Day three, 3rd Round: Submit one (1) week

SECTION F SOCIAL SECURITY

The City and the members of the MMMA bargaining unit will each contribute 7.65% to Social Security.

SECTION G MANAGEMENT RIGHTS

Nothing in this agreement shall be construed to prohibit the City from exercising all management rights and prerogatives except those expressly waived in this agreement. The City has all rights to manage the City including the establishing of rules, directives and orders except those expressly waived by this agreement. It is recognized that, except as expressly provided in this agreement, the City shall retain whatever rights and authority are necessary for it to operate and direct affairs of the City in all of its various aspects, including but not limited to the right to direct the working forces; to plan, direct and control operations and services of the City; to determine the methods, means, organization and number of personnel by which such operations and services are to be conducted; to assign and transfer employees; to schedule

THE CITY OF MONTEBELLO MID-MANAGEMENT ASSOCIATION

working hours and to assign overtime; to determine whether goods or services should be made or purchased; to hire, promote, suspend, discipline, or discharge in compliance with employment law; to make and enforce.

SECTION H AVOIDANCE OF INEQUITIES

The City Manager shall possess the authority to promote equity and equality, directly and indirectly, to reduce instances of poverty. The authority of the City Manager shall encompass but not limited: to adjustment of the distribution of unequal and/or unjust resources and opportunities among employees of City of Montebello, to treat people uniquely by public policy to compensate for different circumstances, to adjust pay increases wherein inequity is present, to boost social cohesion and reduce political conflict.

SECTION I TOTAL COMPENSATION AND CLASSIFICATION STUDY

In order to preserve the integrity and currency of the staff classification and compensation structure, the City agrees to initiate a Total Compensation and Classification Study every five years.

SECTION J SHARED AGREEMENT CLAUSE

Nothing in this Agreement shall limit the Parties' ability to mutually agree, in writing, to implement different terms than those provided in this Agreement.

ARTICLE VII - EFFECTIVE DATE AND TERM OF AGREEMENT

This MOU shall be of no force and effect unless or until adopted by City Council. If adopted, the term of this MOU shall be for **three and one-half (3 ½) years. From 1/1/2022 to 6/30/2025.**

Abigail Marin

Date

Montebello Mid-Management Association President

René Bobadilla

Date

City Manager



EXHIBIT A

The Montebello Mid-Management Association

REPRESENTED CLASSIFICATIONS

Finance Supervisor

Fleet Maintenance Supervisor

Fleet Services Supervisor

Grants and Projects Administrator

Management Analyst

Senior Management Analyst

Senior Procurement Analyst

Transit Assistant Manager

Transit Supervisor

Transit Planner

Warehouse Supervisor



**City of Montebello, California
Policy & Procedures Manual**

2.060.590 Bilingual Pay

Purpose

The purpose of this policy is to provide compensation guidelines for City employees that provide bilingual services to the residents and customers of the City of Montebello. This policy applies to only full-time employees.

Policy

It is the policy of the City to identify employees in positions designated as bilingual by the Director of Human Resources, that require, as a condition of employment, the performance of verbal and written bilingual skills, shall be entitled to Bilingual pay.

- A.** The City has identified and approved through demographical data the need for providing bilingual services in the following languages: Spanish, Russian, Chinese, Armenian, Korean, or Sign Language.
- B.** The Human Resources Department has identified and approved positions and level of required fluency in the second language that meet the operational needs of the City and its citizens.
- C.** The Human Resources Department shall contract with a third-party vendor to provide a testing system for compensating employees based on City needs.

Procedure

- A.** Employees must submit in writing a request to test for Bilingual Pay.
- B.** Employee must pass a bilingual proficiency test, in addition to any other job-related test requirement for a position.
- C. Testing:**
 - 1.** Bilingual proficiency will be determined by standardized competency tests contracted through a third-party vendor by Human Resources.
 - 2.** The Human Resources Department will communicate with the Department when an employee has passed the competency test, the employee's



APPENDIX A

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Department will submit a personnel action form for the incentive pay to begin on the 1st of the next month.

D. *Compensation:* Compensation shall be based on Bargaining Unit agreements:

Prior to May 2022:

Bargaining Unit	Monthly Incentive
Montebello Firefighters' Association	\$100
Montebello Fire Management Association	\$100
Montebello Police Officers' Association	\$100
Montebello Police Management Association	\$100
Montebello Supervisors' Association	\$80
Montebello Mid-Management Association	\$70
Montebello City Employees' Association	\$80
Montebello Management Professionals' Association	\$80
Un-represented full-time	\$80

Effective July 1, 2022:

The Bilingual incentive will be based on the following criteria, and compensation for successfully passing an assessment for each (one language only):

- Speaking - \$50.00 per month
- Writing - \$50.00 per month
- Reading - \$50.00 per month

APPENDIX A



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- A. Staff currently receiving the bilingual incentive do not have to test again, unless they want to upgrade to the new three-pronged criteria and earn the increased compensation as outlined above.
- B. Bilingual incentive will be calculated into overtime compensation when applicable.
- C. Bilingual incentive pay will be reported as Special Compensation to CalPERS as applicable.
- D. **Administration:** The Human Resources Department is responsible for administering the Bilingual Pay Policy. The Human Resources Department responsibilities shall also include a periodic review and report on the number and location of positions designated as bilingual.

(Revised: 04/27/2022)



**City of Montebello, California
Policy & Procedures Manual**

2.060.565 Bereavement Leave

Purpose

The purpose of this policy is to provide guidelines for the use of leave associated with bereavement of an immediate family member.

Policy

It is the policy of the City to provide "Bereavement Leave" to full-time city employees to attend to the details of, and to grieve the death of an *immediate family member*.

- A. "*Immediate family member*" shall mean the employee's parent, sibling, mother-in-law, father-in-law, spouse or registered domestic partner, child, grandparent, grandchild (including "Step" family members).
- B. Full-time City employees shall be eligible to utilize up to 3 workdays/1-full fire safety personnel shift of bereavement leave annually, that will not be charged against their accrued annual or sick leave.
- C. In the event more than one request for use of bereavement leave per annum is requested by a full-time employee, their request to utilize up to 3 workdays/1-full fire safety personnel shift may be approved.
 - 1. In this event, the affected employee shall utilize either annual or sick leave they have accrued.
 - 2. If the affected employee does not have sufficient accrued hours banked, they may be granted the leave without pay.
- D. Part-time employees may be granted bereavement leave without pay following the same criteria as that of full-time employees.

Procedure

- A. It shall be the responsibility of the affected employee to immediately notify their immediate supervisor of the need to utilize bereavement leave.
 - 1. The immediate supervisor shall complete the necessary documentation to facilitate the use of bereavement leave.



APPENDIX B

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2. The immediate supervisor shall ensure the appropriate authorities are notified of the leave notification.

B. Upon return of the affected employee, any additional documentation and signatures shall be obtained.

C. In the event additional hours are requested, the affected employee shall make the request in writing providing the reasons for such need.

1. Upon receiving the request for additional hours, the immediate supervisor shall forward the request to the appointing authority with their recommendation.
2. Use of accrued annual or sick hours shall be utilized for any additional hours requested above the allotted bereavement leave.

Montebello Fire Management Association	48 hours/1 shift (Fire Battalion Chief & Deputy Fire Chief) 30 hours (Fire Marshal)
Montebello Firefighters' Association	48 hours/1 shift
Montebello Police Management Association	30 hours
Montebello Mid-Management Association	30 hours
Montebello Supervisors Association	30 hours
Montebello Police Officers' Association	30 hours
Montebello City Employees' Association	30 hours
Montebello Management Professionals' Association	30 hours
Non Represented Full Time	30 hours

(Revised: 04/27/22)



**City of Montebello, California
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2.060.227 Longevity Pay

Purpose

The purpose for longevity pay is to recognize long-term service employees that work for the City of Montebello.

Policy

The City will pay the agreed upon amount for longevity pay as adopted by City Council.

Procedure

Each department will keep track of their employees' dates of service and eligibility for longevity pay. The department will issue a personnel action form to the Human Resources Department to reflect the start of eligibility and each increase to the longevity pay tier based on the employees' collective bargaining agreement.

MONTEBELLO POLICE MANAGEMENT ASSOCIATION

A. For longevity purposes only, the following shall count as LAW ENFORCEMENT SERVICE:

a. For full- time City of Montebello employees who are in either the MPMA unit or the MPOA unit as of July 1, 2019, all continuous service as an active, full-time City of Montebello law enforcement department member, whether sworn or unsworn, plus any verifiable prior laterals continuous service as an active, full-time sworn police, police supervisory, or police management unit member, shall count toward years of longevity.

b. For MPMA unit members who join the MPMA unit on or after July 1, 2019 without prior continuous service as an active, full-time City of Montebello law enforcement department member, only verifiable prior lateral continuous service as a full- time sworn

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police, police supervisory, or police management unit member shall count toward years of longevity.

B. Considering the definition of LAW ENFORCEMENT SERVICE in paragraph 4. A., beginning with the first pay period of the seventh (7th) year of continuous, aggregate active LAW ENFORCEMENT SERVICE, and continuing through the completion of the unit member's 11th year of continuous, aggregate active LAW ENFORCEMENT SERVICE, an MPMA unit member shall receive 4% of his/her Base Salary as Longevity Pay (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary. Aggregate active service time shall not include any overlapping service time (i.e. service time cannot count twice for overlapping time periods).

C. Considering the definition of LAW ENFORCEMENT SERVICE in paragraph 4.A., beginning with the first pay period of the twelfth (12th) year of continuous, aggregate active LAW ENFORCEMENT SERVICE, and continuing through the completion of the unit member's 19th year of continuous, aggregate active LAW ENFORCEMENT SERVICE, an MPMA unit member shall receive 7% of his/her Base Salary as Longevity Pay (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary. Aggregate active service time shall not include any overlapping service time (i.e. service time cannot count twice for overlapping time periods).

D. Considering the definition of LAW ENFORCEMENT SERVICE in paragraph 4.A, beginning with the first pay period of the twentieth (20th) year of continuous, aggregate active LAW ENFORCEMENT SERVICE, and continuing through the completion of the unit member's 25th year of continuous, aggregate active LAW ENFORCEMENT SERVICE, an MPMA unit member shall receive 10% of his/ her Base Salary as Longevity Pay (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary. Aggregate active service time shall not include any overlapping service time i.e. service time cannot count twice for overlapping time periods).

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E. Considering the definition of LAW ENFORCEMENT SERVICE in paragraph 4.A, beginning with the first pay period of the twenty sixth (26th) year of continuous, aggregate active LAW ENFORCEMENT SERVICE, and continuing through the MPMA unit member's remaining years of full- time City MPMA unit service, an MPMA unit member shall receive 13% of his/ her Base Salary as Longevity Pay (which shall be reported to Ca1PERS as special pay) in addition to the unit member's Base Salary. Aggregate active service time shall not include any overlapping service time (i.e. service time cannot count twice for overlapping time periods).

MONTEBELLO FIRE MANAGEMENT ASSOCIATION

Effective the first (1st) full pay period after MOU adoption, for full-time City of Montebello employees who are in the MFMA unit, all continuous service as an active, full-time City of Montebello fire service sworn, plus any verifiable prior Lateral continuous service with another fire service agency as an active, full-time sworn firefighter, firefighter paramedic, fire engineer, fire captain, or fire battalion chief shall count toward years of longevity.

Effective the first (1st) full pay period after MOU adoption, Longevity pay shall consist of:

A. A (4%) base salary increase at the completion of five (5) years aggregate active service as a full-time City of Montebello sworn fire personnel unit member which the unit member shall continue to receive through the completion of the unit member's 10th year.

B. The (4%) base salary increase shall be increased to a (7%) base salary increase at the completion of ten (10) years aggregate active service as a full-time City of Montebello sworn fire personnel unit member which the unit member shall continue to receive through the completion of the unit member's 15th year.

C. The (7%) base salary increase shall be increased to a (10%) base salary increase at the completion of fifteen (15) years aggregate active service as a full- time City of

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Montebello Sworn personnel unit member which the unit member shall continue to receive through the completion of the unit member's 20th year.

D. The (10%) base salary increase shall be increased to a (13%) base salary increase at the completion of twenty (20) years aggregate active service as a full-time City of Montebello sworn personnel unit member which the unit member shall continue to receive for the unit member's remaining years of full- time City sworn personnel unit member service.

MONTEBELLO MID-MANAGEMENT ASSOCIATION

A. Beginning the first pay period after **June 26, 2019**, each MMMA unit member with ten (10) years of aggregate full- time City service shall be eligible for longevity pay. Longevity pay shall consist of a base salary pay increase at the following eligibility benchmarks and shall not be cumulative:

After 10 years of full- time service	1. 5 % base salary increase
After 15 years of full- time service	2. 5 % base salary increase
After 20 years of full- time service	3. 5 % base salary increase
After 25 years of full-time service	5. 0 % base salary increase

B. A one and half (1.5%) percent base salary increase at the completion of ten (10) years of aggregate full-time City service which the unit member shall continue to receive through the completion of the unit member's 14th year.

C. A two and a half (2.5%) percent base salary increase at fifteen (15) years of aggregate full-time City service which the unit member shall continue to receive through the completion of the unit member's 19th year.

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D. A three and a half (3.5%) percent base salary increase at twenty (20) years of aggregate fulltime City service which the unit member shall continue to receive through the completion of the unit member's 24th year.

E. A five (5.0%) percent base salary increase at twenty five (25) years of aggregate full-time City service and the unit member shall continue to receive thereafter.

MONTEBELLO SUPERVISORS' ASSOCIATION

A. Beginning the first pay period after **May 15, 2019**, each MSA unit member with ten (10) years of aggregate full- time City service shall be eligible for longevity pay. Longevity pay shall consist of a base salary pay increase at the following eligibility benchmarks and shall not be cumulative:

After 10 years of full- time service	1. 5 % base salary increase
After 15 years of full- time service	2. 5 % base salary increase
After 20 years of full- time service	3. 5 % base salary increase
After 25 years of full-time service	5. 0 % base salary increase

B. A one and half (1.5%) percent base salary increase at the completion of ten (10) years of aggregate full-time City service which the unit member shall continue to receive through the completion of the unit member's 14th year.

C. A two and a half (2.5%) percent base salary increase at fifteen (15) years of aggregate full- time City service which the unit member shall continue to receive through the completion of the unit member's 19th year.

D. A three and a half (3.5%) percent base salary increase at twenty (20) years of aggregate full- time City service which the unit member shall continue to receive through the completion of the unit member's 24th year.



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E. A five (5.0%) percent base salary increase at twenty five (25) years of aggregate full-time City service and the unit member shall continue to receive thereafter.

MONTEBELLO CITY EMPLOYEES' ASSOCIATION

A. Beginning the first pay period after **April 22, 2019**, each MCEA unit member with ten (10) years of aggregate full-time City service shall be eligible for longevity pay. Longevity pay shall consist of a base salary pay increase at the following eligibility benchmarks and shall not be cumulative:

After 10 years of full-time service	1.5 % base salary increase
After 15 years of full-time service	2.5 % base salary increase
After 20 years of full-time service	3.5 % base salary increase
After 25 years of full-time service	5.0 % base salary increase

B. A one and half (1.5%) percent base salary increase at the completion of ten (10) years of aggregate full-time City service which the unit member shall continue to receive through the completion of the unit member's 14th year.

C. A two and a half (2.5%) percent base salary increase at fifteen (15) years of aggregate full-time City service which the unit member shall continue to receive through the completion of the unit member's 19th year.

D. A three and a half (3.5%) percent base salary increase at twenty (20) years of aggregate full-time City service which the unit member shall continue to receive through the completion of the unit member's 24th year.

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E. A five (5.0%) percent base salary increase at twenty five (25) years of aggregate full-time City service and the unit member shall continue to receive thereafter.

MONTEBELLO FIREFIGHTERS' ASSOCIATION

A. For longevity purposes only, the following shall count as LATERAL SWORN FIRE SERVICE:

For full-time City of Montebello employees who are in the MFA unit as of October 1, 2019, all continuous service as an active, full-time City of Montebello fire service sworn, plus any verifiable prior Lateral continuous service with another fire service agency as an active, full-time sworn firefighter, firefighter paramedic, fire engineer, or fire captain shall count toward years of longevity.

Each unit member with ten (10) years aggregate service as a full-time sworn Fire Service unit member shall be eligible for longevity pay. Thereafter, each unit member who attains ten (10) years aggregate service as a full-time firefighter shall be eligible for longevity pay. Longevity pay shall consist of:

B. Beginning with the first pay period after completion of ten (10) years aggregate active service as a full-time City firefighter unit member and continuing through the completion of the unit member's 15th year of full-time City firefighter unit member service, the unit member shall receive 3% of his/her Base Salary (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary.

C. Beginning with the first pay period after completion of fifteen (15) years aggregate active service as a full-time City firefighter unit member and continuing through the completion of the unit member's 20th year of full-time City firefighter unit member service, the unit member shall receive 4½% of his/her Base Salary (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary.



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D. Beginning with the first pay period after completion of twenty (20) years aggregate active service as a full-time City firefighter unit member and continuing through the completion of the unit member's 25th year of full-time City firefighter unit member service, the unit member shall receive 6% of his/her Base Salary (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary.

E. Beginning with the first pay period after completion of twenty-five (25) years aggregate active service as a full-time City firefighter unit member and continuing for the unit member's remaining years of full-time City firefighter unit member service, the unit member shall receive 7.5% of his/her Base Salary (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary.

MONTEBELLO POLICE OFFICERS' ASSOCIATION

Current longevity rates, and definitions of qualifying law enforcement service for purpose of longevity, shall be modified as follows, effective July 1, 2019:

A. For longevity purposes only, the following shall count as LAW ENFORCEMENT SERVICE:

a. For full- time City of Montebello employees who are in the MPOA unit as of July 1, 2019, all continuous service as an active, full- time City of Montebello law enforcement department member, whether sworn or unsworn, plus any verifiable prior lateral continuous service as an active, full-time sworn police, police supervisory, or police management unit member, shall count toward years of longevity.

b. For MPOA unit members who join the MPOA unit on or after July 1, 2019 without prior continuous service as an active, full-time City of Montebello law enforcement department

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member, only verifiable prior lateral continuous service as a full- time sworn police, police supervisory, or police management unit member shall count toward years of longevity.

B. Considering the definition of LAW ENFORCEMENT SERVICE in paragraph 4. A. beginning with the first pay period of the seventh (7th) year of continuous, aggregate active LAW ENFORCEMENT SERVICE, and continuing through the completion of the unit member's 11th year of continuous, aggregate active LAW ENFORCEMENT SERVICE, an MPOA unit member shall receive 4% of his/her Base Salary as Longevity Pay (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary. Aggregate active service time shall not include any overlapping service time (i.e. service time cannot count twice for overlapping time periods).

C. Considering the definition of LAW ENFORCEMENT SERVICE in paragraph 4. A., beginning with the first pay period of the twelfth (12th) year of continuous, aggregate active LAW ENFORCEMENT SERVICE, and continuing through the completion of the unit member's 19th year of continuous, aggregate active LAW ENFORCEMENT SERVICE, an MPOA unit member shall receive 7% of his/ her Base Salary as Longevity Pay (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary. Aggregate active service time shall not include any overlapping service time (i.e. service time cannot count twice for overlapping time periods).

D. Considering the definition of LAW ENFORCEMENT SERVICE in paragraph 4.A, beginning with the first pay period of the twentieth (20th) year of continuous, aggregate active LAW ENFORCEMENT SERVICE, and continuing through the completion of the unit member's 25th year of continuous, aggregate active LAW ENFORCEMENT SERVICE, an MPOA unit member shall receive 10% of his/ her Base Salary as Longevity Pay (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary. Aggregate active service time shall not include any overlapping service time i.e. service time cannot count twice for overlapping time periods).



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E. Considering the definition of LAW ENFORCEMENT SERVICE in paragraph 4.A, beginning with the first pay period of the twenty sixth (26th) year of continuous, aggregate active LAW ENFORCEMENT SERVICE, and continuing through the unit member's remaining years of full-time City MPOA unit service, an MPOA unit member shall receive 13% of his/her Base Salary as Longevity Pay (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary. Aggregate active service time shall not include any overlapping service time (i.e. service time cannot count twice for overlapping time periods).

FULL-TIME NON-REPRESENTED EMPLOYEES

MONTEBELLO MANAGEMENT PROFESSIONALS' ASSOCIATION

A. Effective April 28, 2019, each non-represented full-time employee with ten (10) years of aggregate full-time City service shall be eligible for longevity pay. Longevity pay shall consist of a base salary pay increase at the following eligibility benchmarks and shall not be cumulative:

After 10 years of full- time service	1.5 % base salary increase
After 15 years of full- time service	2.5 % base salary increase
After 20 years of full- time service	3.5 % base salary increase
After 25 years of full-time service	5.0 % base salary increase

B. A one and half (1.5%) percent base salary increase at the completion of ten (10) years of aggregate full-time City service which the unit member shall continue to receive through the completion of the unit member's 14th year.

C. A two and a half (2.5%) percent base salary increase at fifteen (15) years of aggregate full-time City service which the unit member shall continue to receive through the completion of the unit member's 19th year.

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D. A three and a half (3.5%) percent base salary increase at twenty (20) years of aggregate fulltime City service which the unit member shall continue to receive through the completion of the unit member's 24th year.

E. A five (5.0%) percent base salary increase at twenty five (25) years of aggregate full-time City service and the unit member shall continue to receive thereafter.

(Revised: 04/27/2022)



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2.060.517 Education Reimbursement Program

Purpose:

To define who and under what circumstances City employees may receive education reimbursement and to outline the procedure by which reimbursement may be obtained.

Policy:

A. Applications for education reimbursement must be from full-time, non-temporary, employees of the City. (Probationary employees will be considered eligible.)

B. Course(s) selected must be of such a nature that it benefits the City and better enables the employee to carry out present duties and will prepare the employee for increased responsibilities and/or promotion. **(An employee seeking a college degree will be eligible for reimbursement for those courses that qualify them for such degree. However, the declared major must have reasonable relevance to the job.)**

C. Courses other than those qualifying for reimbursement under paragraph B may be approved for reimbursement under this policy with the prior approval of the Director of Human Resources and the City Administrator upon submission of justification by the Appointing Authority. However, costs associated with non-classroom thesis production courses are not subject to reimbursement.

D. Employees desiring reimbursement must attend such courses on their own time after work hours and must complete the course with a passing grade of at least "C" or equivalent.

E. Reimbursement will be made for tuition at rates specified in H below, books, fire certification, lab fees, and all other fees required to take a class or classes. **Student body fees will be included; however, parking fees are excluded from reimbursement.**

F. Should an employee separate from the City's service within one year after beginning any course reimbursed by the City, the cost of such course will be deducted from the employee's last paycheck. The Director of Human Resources shall be responsible for informing the Finance Department of any such amounts to be deducted.

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G. Approval will be limited to courses taken at accredited universities, state colleges and community colleges, approved correspondence courses, high school and adult education, technical and vocational schools.

H. Employees may attend any accredited or other institution approved by the City Manager or designee. **However, education reimbursement rates are based on current California State University rates. A cap of \$1,500 per fiscal year will be granted to each eligible employee, with the exception of members of the Montebello Police Officers' Association who's members have an annual maximum of \$2,000.**

I. Employees scheduled by the City to take specialized courses or special seminars on work time will not be subject to the requirements of this policy.

Procedure:

A. In order for an employee to be eligible to receive reimbursement for tuition, fees and books, or fire certification by the State Fire Marshal, he/she must acquire prior approval of the course(s) from the Department Head, the Director of Human Resources and City Manager by submitting the Course Approval Form. This form shall be returned to the Department Head upon approval by the Director of Human Resources and the City Manager.

B. Upon receiving verification of enrollment and grade or certification, with receipts for tuition and books or for fire certification, the Department Head will submit the Educational Reimbursement Application to the Director of Human Resources with the approved Course Approval Form and a Request to Issue a Warrant made out to the employee receiving the reimbursement. **Documentation must be submitted within two months of class completion.**

C. Upon timely receipt of these materials, the Director of Human Resources shall have the responsibility for processing the claim for reimbursement.

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(Prior Policy #V-B-25, 07/01/73; AUTHORITY: C/ADMIN)

(Revised: 07/28/21)



City of Montebello, California Policy & Procedures Manual

2.060.504 Employee Compensation and Benefits

Purpose

Is to provide a description of the City's employee compensation and benefits packages.

Policy

It is the policy of the City to recognize the significant role that its workforce plays in fulfilling its public service mission. The City recognizes that maintaining a competitive compensation system is critical to its goal of delivering public services to its citizens. Therefore, the City strives to provide compensation for its employees to attract qualified applicants, retain employees who are equally committed to public service, and motivate employees to maintain the highest standards of performance.

- A. With this goal in mind, the City shall compensate employees in accordance with decisions made by Council as budgets are set. Pay for positions are subject to the annual budgetary process and current employee organization MOU's; and as such, may be subject to increase, reduction, or status quo maintenance for fixed time periods.
- B. **TOTAL COMPENSATION PHILOSOPHY:** The City is committed to providing a range of public services to its citizens by fostering an environment that embraces respect for the worth of each employee and to pursue the same towards its total compensation package that includes salary and benefits. The City's philosophy is consistent across units with practices that may differ to meet the unique needs of division, department, employee classifications and performance. The City's total compensation package is guided by the following principles:
 - 1. The City's total compensation package shall be reviewed against appropriately defined labor markets.
 - 2. The City's total compensation package shall comply with all applicable state and federal laws.
 - 3. Salaries are managed through a simple, clear program that is consistent with the City's strategic and organizational objectives.

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- C. The Council reserves the right to make budget adjustments, and consequently direct pay adjustments during the budget year in order to manage their fiscal responsibilities or deal with unforeseen circumstances that justify or require changes to City expenditures.

Procedure

- A. **Compensation (Salary) Schedules:** All employee classifications shall receive a salary that is approved by City Council resolution each fiscal year.
- B. **Benefits:** In coordination with employee organizations MOU's, funding abilities, state and federal laws, and the City's total compensation philosophy, the following benefits are afforded to the full-time employees of the City of Montebello:

C. HEALTH INSURANCE THROUGH PEMHCA

- a. The City and the Association agree to contract for health benefits coverage through the Public Employees' Retirement System under the Public Employees' Medical Health Care Act (PEMHCA) Section 22751 et seq. of the Government Code.

D. HEALTH INSURANCE CITY CONTRIBUTION

- a. Effective March 27, 2008, the City will contribute the following amounts toward full-time employees' medical, dental & vision insurance:

COVERAGE	TOTAL CITY CONTRIBUTION)
1 Party	Full coverage
2 Party	\$840.00
3 Party	\$1,090.00

- b. Part-time employees who have become eligible for CalPERS membership and have worked 1000 hours in a fiscal year:



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- i. The contribution toward hourly EE's insurance who were eligible before 7/1/92 will be at the rate needed to fully pay 1 party coverage in the plan selected by the EE. For hourly EE who became eligible for insurance on or after 7/1/92 the City contribution toward the insurance package will be at the rate needed to pay 50% of one party coverage in the plan selected by the employee. [Res. 97-109]

E. Medical Insurance Opt-out Incentive

- a. An opt-out incentive is afforded to full-time and those hourly employees, who have benefits and were hired prior to 8/11/92, who decline the City's medical, dental and vision insurance package.
- b. Proof of medical coverage elsewhere will be required annually to continue participation in the cash incentive program.
- c. The monthly Medical Insurance Opt-Out incentive is \$350.00
- d. The monthly Medical Insurance Opt-Out incentive shall be computed when calculating overtime as applicable.
- e. The monthly Medical Insurance Opt-Out incentive shall be reported as Special Compensation to CalPERS as applicable.
- f. Employees who have an alternative source of health insurance must provide minimum essential health coverage pursuant to the U. S. Patient Protection and Affordable Care Act (ACA), and cover both the employee and all individuals in the employee's expected tax family, if any. During open enrollment or as otherwise required by the City, the employee must each year provide the City with an attestation or other reasonable documentation, subject to the City's approval confirming such alternate coverage. According to the ACA, the City must not make payment if the City knows that the employee or family member does not have the alternative coverage.

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(Revised: 03/21/95; 07/28/21)



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2.060.528 Education Incentive Pay

Purpose

The Education Incentive Pay program rewards employees who take the initiative to increase their job worth by gaining job-related knowledge, behaviors, and personal and professional skills to significantly enhance their value to their department and the City.

Policy

The City will pay the agreed upon amount for education as agreed upon by City Council resolution.

Procedure

The department will issue a personnel action form to the Human Resources Department to reflect the start of eligibility and the monthly amount based on the employees' collective bargaining agreement.

MONTEBELLO POLICE MANAGEMENT ASSOCIATION

The City agrees to provide education incentive pay as follows:

<u>Degree or Certificate</u>	<u>Compensation</u>
A.A. or Intermediate POST	\$250/month
B.A./B.S. or Advanced POST	\$400/month

The above education incentive pay shall not be compounded if an employee holds more than one of the above qualifying degrees or POST (Peace Officer Standards and Training) certificates. Instead, the total amount of educational incentive pay for possessing any of the above qualifying degrees or certificates shall be capped at the amount associated with the highest qualifying degree or certificate possessed.

The City also agrees to establish a supplemental educational incentive pay for those employees that possess a supervisory or management POST certificate as follows:

Supervisory Certificate	\$150/month
Management Certificate	\$150/month

This supplemental educational incentive pay for possessing a supervisory and/or management POST certificate shall be in addition to any educational incentive pay earned for possessing one of the qualifying degrees or POST certificates as set forth above.

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MONTEBELLO FIRE MANAGEMENT ASSOCIATION

Effective the first pay period after MFMA ratification and City Council adoption of this MOU, the City agrees to provide an education incentive to unit members as follows and such incentives shall supersede and replace previous education incentives provided to unit members:

- A. \$ 250/ month for Firefighter 1 Certificate or AA/AS or 60 units
- B. \$ 400/ month for Firefighter II Certificate or BA/ BS or 120 units
- C. \$ 600/ month for Company Officer Certificate

The aforementioned education incentives shall not be stackable or cumulative. The unit MFMA member is entitled to a maximum of one education incentive at a time.

MONTEBELLO POLICE OFFICERS' ASSOCIATION

The City agrees to increase education incentive pay as follows:

<u>DEGREE OR CERTIFICATE</u>	<u>INCREASE FROM</u>	<u>INCREASE TO</u>
A.A. or Intermediate POST	\$150/month	\$250/month
B.A./B.S. or Advanced POST	\$300/month	\$400/month

Supervisory \$150/month

The above educational incentive pay shall not be compounded if an employee holds more than one of the above qualifying degrees or POST (Peace Officer Standards and Training) certificate. Instead, the total the total amount of educational incentive pay for possessing any of the above qualifying degrees or certificates shall be capped at the amount associated with the highest qualifying degree or certificate possessed.

The City also agrees to establish a supplemental educational incentive pay for those employees that possess a supervisory POST certificate in the amount of \$150/month. This supplemental educational incentive pay for possessing a supervisory POST certificate shall be in addition to any educational incentive pay earned for possessing one of the qualifying degrees or certificates as set forth above.

MONTEBELLO CITY EMPLOYEES' ASSOCIATION **MONTEBELLO MID-MANAGEMENT ASSOCIATION** **MONTEBELLO MANAGEMENT PROFESSIONALS' ASSOCIATION** **UNREPRESENTED FULL-TIME EMPLOYEES**

Full-time employees in the MCEA, MMMA, MSA, MMPA AND Unrepresented Full-time employees will receive an education incentive based on the highest completed degree. Degree incentive is not stackable.

Bachelor's Degree	\$200.00 per month
Master's or Doctoral Degree	\$400.00 per month

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Education Incentive pay will commence on the 1st day of the next month after submitting proof of Education to their department. The unit member's department will submit a personnel action form to Human Resources for the education incentive pay to be added to the member's salary.

(Revised: 04/27/2022)

ATTACHMENT E

RESOLUTION NO. 22-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEBELLO APPROVING A COMPREHENSIVE MEMORANDUM OF UNDERSTANDING AND THE TERMS AND CONDITIONS OF EMPLOYMENT AFFECTING THE DESIGNATED MONTEBELLO CITY EMPLOYEES' ASSOCIATION (MCEA) EMPLOYEES FOR THE PERIOD OF JANUARY 1, 2022 THROUGH JUNE 30, 2025

RECITALS

WHEREAS, the City of Montebello values the work of all its employees and seeks to maintain fair and mutually beneficial terms and conditions of employment for the good of the City and the employees, and

WHEREAS, representatives of the City and representatives of the bargaining unit named above have met, conferred, and negotiated in good faith regarding wages, hours and working conditions. As a result of such good faith negotiations, the City and the MCEA have developed the Comprehensive Memorandum of Understanding (MOU) attached here (ATTACHMENT F).

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MONTEBELLO HEREBY RESOLVES, FINDS, AND DECLARES AS FOLLOWS:

SECTION 1: The MOU between the City of Montebello and the MCEA dated January 1, 2022 through June 30, 2025 and attached is hereby approved.

SECTION 2: That the City Clerk shall certify to the passage and adoption of this Resolution and that the same shall be in full force and effect.

APPROVED AND ADOPTED this 27th day of April 2022.

Kimberly A. Cobos-Cawthorne, Mayor

ATTEST:

APPROVED AS TO FORM:

Christopher Jimenez, City Clerk

Arnold M. Alvarez-Glasman, City Attorney

RESOLUTION NO. 22-26

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STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF MONTEBELLO)

I, Christopher Jimenez, City Clerk of the City of Montebello, County of Los Angeles, State of California, hereby certify that the foregoing Resolution No. 22-26 was passed and adopted by the City Council of the City of Montebello, signed by the Mayor and attested by the City Clerk at a regular meeting of said Council held on the 27th day of April 2022 and that said Resolution was adopted by the following vote, to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

The undersigned, City Clerk of the City of Montebello, does hereby attest and certify that the foregoing Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of said City which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

DATE: _____

Christopher Jimenez, City Clerk

MEMORANDUM OF UNDERSTANDING
BETWEEN THE CITY OF MONTEBELLO
AND
MONTEBELLO CITY EMPLOYEE ASSOCIATION



FOR JANUARY 1, 2022 THROUGH JUNE 30, 2025

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THE CITY OF MONTEBELLO CITY EMPLOYEES' ASSOCIATION

PREAMBLE

Pursuant to Government Code Section 3500 *et seq.*, representatives of the City of Montebello ("City") have met and conferred in good faith with representatives of the **Montebello City Employees' Association (MCEA)**, and have reached an agreement to recommend that the City Council take the actions identified in this successor Memorandum of Understanding (hereafter either "Memorandum," "MOU" or "Agreement"). Upon ratification of this Comprehensive MOU by majority vote of the bargaining unit membership as well as adoption by the City Council, all terms and conditions set forth herein shall become binding. This Comprehensive MOU supersedes Resolution 21-67 adopted by the City Council on July 28, 2021, except as otherwise modified herein, existing wages, hours and other terms and conditions of employment shall remain in full force and effect.

ARTICLE I – IMPLEMENTATION

SECTION A TERM

Period Covered. Three and one-half (3 ½) years. From 1/1/2022 to 6/30/2025.

SECTION B RECOGNITION

The **Montebello City Employees' Association (MCEA)**, is the exclusive representative of the employees in the general bargaining unit currently of the listed in EXHIBIT A; a bargaining unit for the purpose of meeting and conferring over wages, hours, and terms and conditions of employment.

SECTION C PROVISIONS OF LAW AND SEVERABILITY CLAUSE

Except as modified herein, all relevant federal, state, and local laws apply. Should any provisions of this MOU be found to be in violation of any law, rule or regulation, the remaining provisions will remain in full force and effect for the duration of this MOU.

SECTION D INCORPORATION OF CITY CODE, RULES, AND POLICIES

This MOU memorializes changes in terms and conditions for members of the bargaining unit as well as modifications of certain existing City codes, rules, and policies.

Incorporation of prior MOU's references to City code, rules, and policies have been adopted during "Meet and Confer" sessions and shall be considered adopted by reference in this MOU and remain in effect except as specifically modified herein. This includes the following specific City policies:

- a. 2.060.590 Bilingual Pay
- b. 2.060.565 Bereavement Leave
- c. 2.060.227 Longevity Pay
- d. 2.060.517 Educational Reimbursement Programs
- e. 2.060.504 Employee Compensation and Benefits
- f. 2.060.516 Jury Duty Compensation
- g. 2.060.528 Education Incentive Pay

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Unless the parties mutually and voluntarily agree to do so, neither party shall be obligated to negotiate over matters covered by, or within the scope of, this Agreement, during the term of this Agreement.

SECTION E CITY DEDUCTIONS AND DUES

The City agrees to conduct dues deductions.

SECTION F EMPLOYEE LISTS

The City will provide the Association with the necessary contact information about bargaining unit members to allow Association to conduct Association business on behalf of those members.

SECTION G FULL UNDERSTANDING, MODIFICATION AND WAIVER

It is the purpose of this Memorandum of Understanding to promote and provide for harmonious relations, cooperation and understanding between Management and the employees covered by this Memorandum; to provide an orderly and equitable means of resolving any misunderstandings or differences which may arise under this Memorandum; and to set forth the understanding of the parties reached as a result of good faith negotiations regarding wages, hours and other terms and conditions of employment covered by this Memorandum. This Memorandum of Understanding memorializes the terms and conditions for members of the bargaining unit as well as modifications of other existing City rules and policies. All other City rules, policies, and regulations shall be considered incorporated, by reference, in this MOU. Unless the parties mutually and voluntarily agree to do so, neither may be obligated to negotiate over matters covered by this Agreement or over other matters within the scope during the term of this Agreement.

ARTICLE II – COMPENSATION

SECTION A SALARY RANGE INCREASES

1. PLACEMENT ON NEW SALARY MATRIX

Positions covered under this MOU shall be placed on the new salary range (number) as follows, effective on the dates noted below.

Members covered under this MOU will be placed at the appropriate Step, within the new salary range, as noted in the tables below, that is closest to their current rate of pay at the time of City Council approval of this MOU, without being less than their current rate of pay.

Effective January 01, 2022:

Position Title	New Range Number	New Annual Salary Range
Administrative Assistant	5	\$36,735 – \$45,877
Custodian	6	37,653 – 47,024

THE CITY OF MONTEBELLO CITY EMPLOYEES' ASSOCIATION

Account Clerk	7	\$38,595 – \$48,199
Police Records Technician	8	\$39,559 – \$49,404
Maintenance Worker	8	\$39,559 – \$49,404
Code Enforcement Coordinator	10	\$41,562 – \$51,905
Business License Technician	10	\$41,562 – \$51,905
Building Maintenance Trade Worker I	10	\$41,562 – \$51,905
Court Liaison	12	\$43,666 – \$54,533
Parking Control Officer	12	\$43,666 – \$54,533
Community Services Coordinator	12	\$43,666 – \$54,533
Finance Technician	12	\$43,666 – \$54,533
Risk Management Assistant	12	\$43,666 – \$54,533
Building Maintenance Trade Worker II	13	\$44,758 – \$55,896
Property & Evidence Technician I	15	\$47,024 – \$58,726
Police Community Services Officer	16	\$48,199 – \$60,194
Permit Technician	16	\$48,199 – \$60,194
Police Trainee	16	\$48,199 – \$60,194
Information Systems Technician	18	\$50,639 – \$63,242
Senior Finance Technician	20	\$53,203 – \$66,443
Senior Permit Technician	21	\$54,533 – \$68,104
Community Outreach Specialist	21	\$54,533 – \$68,104
Fire Inspector	21	\$54,533 – \$68,104
Engineering Technician	22	\$55,896 – \$69,807
Police Dispatcher I	22	\$55,896 – \$69,807
Lead Finance Technician	22	\$55,896 – \$69,807
Code Enforcement Officer	22	\$55,896 – \$69,807
Property & Evidence Technician II	23	\$57,294 – \$71,552
Public Information Coordinator	24	\$58,726 – \$73,341
Building Inspector	24	\$58,726 – \$73,341
Accountant	25	\$60,194 – \$75,175
Assistant Planner	25	\$60,194 – \$75,175
Economic Development Coordinator	26	\$61,699 – \$77,054
Public Works Inspector	26	\$61,699 – \$77,054
Police Dispatcher II	27	\$63,242 – \$78,980
Public Safety Radio Technician	30	\$68,104 – \$85,053
Information Systems Analyst	30	\$68,104 – \$85,053
Community Risk Reduction Coordinator	32	\$71,552 – \$89,359
Crime Analyst	32	\$71,552 – \$89,359
Assistant Engineer	33	\$73,341 – \$91,593
Senior Accountant	35	\$75,175 – \$93,883

* See salary matrix attached

Effective the first full pay period of July 2022:

Position Title	New Range Number	New Annual Salary Range
Administrative Assistant	5	\$36,735 – \$45,877
Custodian	7	\$38,595 – \$48,199
Account Clerk	7	\$38,595 – \$48,199
Police Records Technician	9	\$40,548 – \$50,639

THE CITY OF MONTEBELLO CITY EMPLOYEES' ASSOCIATION

Maintenance Worker	10	\$41,562 – \$51,905
Code Enforcement Coordinator	10	\$41,562 – \$51,905
Business License Technician	11	\$42,601 – \$53,203
Building Maintenance Trade Worker I	11	\$42,601 – \$53,203
Court Liaison	12	\$43,666 – \$54,533
Parking Control Officer	12	\$43,666 – \$54,533
Risk Management Assistant	12	\$43,666 – \$54,533
Community Services Coordinator	13	\$44,758 – \$55,896
Finance Technician	14	\$45,877 – \$57,294
Building Maintenance Trade Worker II	14	\$45,877 – \$57,294
Property & Evidence Technician I	18	\$50,639 – \$63,242
Police Community Services Officer	16	\$48,199 – \$60,194
Permit Technician	17	\$49,404 – \$61,699
Police Trainee	21	\$54,533 – \$68,104
Information Systems Technician	18	\$50,639 – \$63,242
Senior Finance Technician	21	\$54,533 – \$68,104
Senior Permit Technician	21	\$54,533 – \$68,104
Community Outreach Specialist	21	\$54,533 – \$68,104
Fire Inspector	21	\$54,533 – \$68,104
Engineering Technician	22	\$55,896 – \$69,807
Police Dispatcher I	22	\$55,896 – \$69,807
Lead Finance Technician	23	\$57,294 – \$71,552
Code Enforcement Officer	25	\$60,194 – \$75,175
Property & Evidence Technician II	23	\$57,294 – \$71,552
Public Information Coordinator	24	\$58,726 – \$73,341
Building Inspector	26	\$61,699 – \$77,054
Accountant	26	\$61,699 – \$77,054
Assistant Planner	27	\$63,242 – \$78,980
Economic Development Coordinator	26	\$61,699 – \$77,054
Public Works Inspector	27	\$63,242 – \$78,980
Police Dispatcher II	27	\$63,242 – \$78,980
Public Safety Radio Technician	30	\$68,104 – \$85,053
Information Systems Analyst	34	\$75,175 – \$93,883
Community Risk Reduction Coordinator	32	\$71,552 – \$89,359
Crime Analyst	32	\$71,552 – \$89,359
Assistant Engineer	33	\$73,341 – \$91,593
Senior Accountant	35	\$77,054 – \$96,230

* See salary matrix attached

Effective the first full pay period of July 2023:

Position Title	New Range Number	New Annual Salary Range
Administrative Assistant	5	\$36,735 – \$45,877
Custodian	7	\$38,595 – \$48,199
Account Clerk	7	\$38,595 – \$48,199
Police Records Technician	10	\$41,562 – \$51,905
Maintenance Worker	10	\$41,562 – \$51,905
Code Enforcement Coordinator	10	\$41,562 – \$51,905
Business License Technician	12	\$43,666 – \$54,533

THE CITY OF MONTEBELLO CITY EMPLOYEES' ASSOCIATION

Building Maintenance Trade Worker I	13	\$44,758 – \$55,896
Court Liaison	12	\$43,666 – \$54,533
Parking Control Officer	12	\$43,666 – \$54,533
Risk Management Assistant	12	\$43,666 – \$54,533
Community Services Coordinator	13	\$44,758 – \$55,896
Finance Technician	16	\$48,199 – \$60,194
Building Maintenance Trade Worker II	16	\$48,199 – \$60,194
Property & Evidence Technician I	20	\$53,203 – \$66,443
Police Community Services Officer	16	\$48,199 – \$60,194
Permit Technician	18	\$50,639 – \$63,242
Police Trainee	24	\$58,726 – \$73,341
Information Systems Technician	18	\$50,639 – \$63,242
Senior Finance Technician	22	\$55,896 – \$69,807
Senior Permit Technician	21	\$54,533 – \$68,104
Community Outreach Specialist	21	\$54,533 – \$68,104
Fire Inspector	21	\$54,533 – \$68,104
Engineering Technician	22	\$55,896 – \$69,807
Police Dispatcher I	22	\$55,896 – \$69,807
Lead Finance Technician	24	\$58,726 – \$73,341
Code Enforcement Officer	27	\$63,242 – \$78,980
Property & Evidence Technician II	23	\$57,294 – \$71,552
Public Information Coordinator	24	\$58,726 – \$73,341
Building Inspector	27	\$63,242 – \$78,980
Accountant	26	\$61,699 – \$77,054
Assistant Planner	30	\$68,104 – \$85,053
Economic Development Coordinator	26	\$61,699 – \$77,054
Public Works Inspector	28	\$64,823 – \$80,955
Police Dispatcher II	27	\$63,242 – \$78,980
Public Safety Radio Technician	31	\$69,807 – \$87,179
Information Systems Analyst	36	\$78,980 – \$98,636
Community Risk Reduction Coordinator	32	\$71,552 – \$89,359
Crime Analyst	32	\$71,552 – \$89,359
Assistant Engineer	33	\$73,341 – \$91,593
Senior Accountant	35	\$77,054 – \$96,230

* See salary matrix attached

- No employee will have their rate of pay decreased upon implementation of the new salary ranges.
- Annual performance increases will remain on schedule for unit members who meet department expectations on their performance evaluation.
 - Management reserves the right to increase an employee's salary by one (1) or two (2) steps based on their performance evaluation. Any increase beyond two (2) steps must be authorized by the City Manager, within the adopted salary range.

THE CITY OF MONTEBELLO CITY EMPLOYEES' ASSOCIATION

2. COST OF LIVING ADJUSTMENT (COLA)

Effective the first full pay period of July 2024, unit employees in all classifications shall receive a two percent (2.0%) salary adjustment.

Effective the first full pay period of July 2024:

Position Title	Range Number	Salary Range with 2% COLA
Administrative Assistant	5	\$37,470 – \$46,794
Custodian	7	\$39,366 – \$49,163
Account Clerk	7	\$39,366 – \$49,163
Police Records Technician	10	\$42,393 – \$52,944
Maintenance Worker	10	\$42,393 – \$52,944
Code Enforcement Coordinator	10	\$42,393 – \$52,944
Business License Technician	12	\$44,540 – \$55,624
Building Maintenance Trade Worker I	13	\$45,653 – \$57,014
Court Liaison	12	\$44,540 – \$55,624
Parking Control Officer	12	\$44,540 – \$55,624
Risk Management Assistant	12	\$44,540 – \$55,624
Community Services Coordinator	13	\$45,653 – \$57,014
Finance Technician	16	\$49,163 – \$61,398
Building Maintenance Trade Worker II	16	\$49,163 – \$61,398
Property & Evidence Technician I	20	\$54,267 – \$67,772
Police Community Services Officer	16	\$49,163 – \$61,398
Permit Technician	18	\$51,652 – \$64,507
Police Trainee	24	\$59,901 – \$74,808
Information Systems Technician	18	\$51,652 – \$64,507
Finance Technician	22	\$57,014 – \$71,203
Senior Permit Technician	21	\$55,624 – \$69,467
Community Outreach Specialist	21	\$55,624 – \$69,467
Fire Inspector	21	\$55,624 – \$69,467
Engineering Technician	22	\$57,014 – \$71,203
Police Dispatcher I	22	\$57,014 – \$71,203
Lead Finance Technician	24	\$59,901 – \$74,808
Code Enforcement Officer	27	\$64,507 – \$80,560
Property & Evidence Technician II	23	\$58,440 – \$72,983
Public Information Coordinator	24	\$59,901 – \$74,808
Building Inspector	27	\$64,507 – \$80,560
Accountant	26	\$62,933 – \$78,595
Assistant Planner	30	\$69,467 – \$86,754
Economic Development Coordinator	26	\$62,933 – \$78,595
Public Works Inspector	28	\$66,119 – \$82,574
Police Dispatcher II	27	\$64,507 – \$80,560
Public Safety Radio Technician	31	\$71,203 – \$88,923
Information Systems Analyst	36	\$80,560 – \$100,608
Community Risk Reduction Coordinator	32	\$72,983 – \$91,146
Crime Analyst	32	\$72,983 – \$91,146
Assistant Engineer	33	\$74,808 – \$93,425

THE CITY OF MONTEBELLO CITY EMPLOYEES' ASSOCIATION

Senior Accountant	35	\$78,595 – \$98,154
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* See salary range scale attached.

SECTION B STAND-BY PAY

Stand-by pay for employees required to remain available for work shall be two (2) hours on weekdays and three (3) hours on weekends and holidays.

The unit positions eligible for Stand-By Pay are:

- Building Maintenance Trade Worker I
- Building Maintenance Trade Worker II
- Information Systems Technician I
- Information Systems Technician II
- Maintenance Worker
- Property & Evidence Technician
- Telecommunications Technician
- Tree Trimmer

To qualify for Stand-By Pay for all positions listed above:

- Employee shall not be under the influence of drugs or alcohol, as defined in administrative policy V-B-37 (Anti Substance Abuse Policy) while on stand-by.
- Employee shall be available by phone for the period of time they are receiving stand by pay.
- Employee shall return calls from the city representative within fifteen (15) minutes of the call being placed.
- Employee shall advise their supervisor if that are not available for stand by status on a certain day. As such stand by pay will not be given on that day.
- Employee shall be back in the City to carry out their responsibilities within one (1) hour of being recalled.

Additional terms for Maintenance Worker:

- Employee must immediately notify Supervisor when the assignment requires assistance from a licensed contractor.
- Employee must immediately notify Supervisor if there are changes to the stand by period, malfunction of equipment or needed supplies for standby.

SECTION C ASSIGNMENT PAY

The City agrees to a seven percent (7%) Assignment Pay for a Building Maintenance Trade Worker II who possesses a valid State of California Electrician Certification.

SECTION D UNIFORM ALLOWANCE

1. The City agrees to provide a total uniform allowance to unit member hundred dollars (\$500) per year for all members who are required to wear a uniform while on the job. This allowance is paid the second pay period in August.

THE CITY OF MONTEBELLO CITY EMPLOYEES' ASSOCIATION

2. During the term of this contract the City will implement a program to provide all required uniforms to unit members as described below, at such time the City will cease to provide the annual uniform allowance.

Employee Uniform Program

The City agrees that if any employee is required to wear any kind of uniform as a condition of his/her continued employment, such uniform (except boots) shall be furnished and maintained by the Employer free of charge. Each new employee will receive three uniforms upon hire. Employees are required to sign for the uniforms, and the uniforms are considered company property and are to be returned in the event of termination of employment or anytime on demand. Upon issue, company uniforms become the responsibility of the employee for maintenance and care. In the event a uniform needs repair or replacement, employees will be required to return the uniform in exchange for a replacement. While normal wear and tear is expected, excessive damage or loss of company uniforms may result in disciplinary action. The City may issue new uniforms periodically or require uniforms to be returned for special purposes (e.g., logo change, corporate color change). Employees will be given notice of the exchange, and the company will provide suitable replacement uniforms.

SECTION E SHIFT DIFFERENTIAL

Shift differential for Montebello Police Dispatchers working the graveyard shift is one hundred twenty-five dollars (\$125) per month.

SECTION F CERTIFICATE PAY

Full-time unit employees who possess and maintain additional certificates/licenses shall be eligible to receive twenty five dollars (\$25.00) monthly per certificate, for up to a maximum of two (2) certificates/licenses or fifty dollars (\$50.00) monthly. In no case, shall any affected unit member simultaneously receive compensation for more than two (2) certificates. Employees will not be permitted to stack more than two (2) certificates/licenses.

The Unit Member shall receive the additional compensation following authorization by the respective Department Director/Chief and the Director of Human Resources and IT.

The additional certification and licensure incentives only apply to certifications and licenses that:

- Are not mandated to meet the classification's minimum job requirement criteria; and
- Have an annual or bi-annual renewal process or examination.

An employee shall immediately notify their supervisor if they have lost their certification for any reason. Failure to maintain the appropriate certificate and provide annual proof of valid certificate/license will result in the loss of Certificate Pay.

THE CITY OF MONTEBELLO CITY EMPLOYEES' ASSOCIATION

The certificate incentive pay will commence on the 1st day of the next month after obtaining authorization and submitting proof of certificate(s)/license(s). The unit member's department will submit a personnel action form to Human Resources for the incentive pay to be added to the member's salary.

ARTICLE III - RETIREMENT

SECTION A CALPERS RETIREMENT TIERS

The City offers a defined retirement benefit plan through the California Public Employees' Retirement System ("CalPERS"). There are two (2) tiers of the retirement benefit plan depending on date of hire and/or status as "new member", as defined by the Government Code, which define the employee contribution/cost sharing as follows:

1. **Retirement Tier 1:** Employees hired prior to January 1, 2013 or who are not "new members" under the California Public Employees' Pension Reform Act of 2013 ("PEPRA"), Gov. Code § § 7533, et seq. These employees are also referred to as "Classic CalPERS Members".
 - a. CalPERS retirement formula is 2.7% @ 55
2. **Retirement Tier 2:** Employees Hired on or after January 1, 2013 and who are defined by the Public Employees' Pension Reform Act (PEPRA) as "new members"
 - a. CalPERS retirement formula is 2.0% @ 62

SECTION B EMPLOYEE CALPERS CONTRIBUTION

1. Classic CalPERS Members (as defined by CalPERS):

Classic CalPERS Members pay the eight percent (8%) employee contributions toward their CalPERS pension.

2. CalPERS (PEPRA) Members (as defined by CalPERS):

New CalPERS (PEPRA) unit members, including each newly hired unit member, shall continue to pay their obligatory "half the actuarial normal cost" of their pension benefit (as determined and regularly adjusted by CalPERS). The current normal cost obligation for each PEPRA unit member is seven percent (7%), with potential mandated upward adjustments thereafter as determined annually by CalPERS actuarial valuation reports. The City is prohibited by PEPRA from paying any portion of the member contribution for PEPRA members.

ARTICLE IV – POST RETIREMENT BENEFIT PROVISIONS

SECTION A RETIREE HEALTH BENEFITS

Full-time unit members hired prior to July 28, 2019:

THE CITY OF MONTEBELLO CITY EMPLOYEES' ASSOCIATION

The City agrees to continue to provide the Retiree Health Benefit, with qualifying prerequisites, terms and provisions as outlined in Resolution 04-08A, to all full-time members in the bargaining unit that ~~are~~ were and currently are employed by the City as of July 28, 2019. Eligible members of the bargaining unit must have completed a minimum of (15) years of service as a full-time employee to receive the Retiree Health Benefit. Years of City service in a part-time position do not count toward the prerequisite years of service or eligibility and will not be considered as qualifying. Upon implementation of the Retiree Health Benefit, the City ceased all contributions to the 401(a)(h) Plan for all members in the bargaining unit.

All part-time employees in the bargaining unit that ~~are~~ were currently employed by the City as of July 28, 2019 shall be eligible to receive the Retiree Health Benefit, with qualifying prerequisites, terms and provisions as outlined in Resolution 04-08A, in the event that they become full-time employees in the future without a break in service. Those eligible part-time employees in the bargaining unit must have completed a minimum of fifteen (15) years of service as a full-time employee to receive the Retiree Health Benefit. Years of City service in a part-time position do not count toward the prerequisite years of service or eligibility and will not be considered as qualifying. All full-time employees in the bargaining unit hired after July 28, 2019 shall only receive the minimum health premium contribution as set forth in Government Code section 22892.

ARTICLE V - LEAVE BANKS

SECTION A ANNUAL LEAVE DISCONTINUATION

Effective one full pay-period after the adoption of this MOU annual leave banks will be frozen and accruals will cease. All full-time MCEA members will begin accruing vacation/holiday/sick leave banks in lieu of annual leave as outlined in this MOU.

Employees shall have the option of converting accrued Annual Leave to cash on an hour for hour basis subject to the following: To cash out Annual Leave hours, an employee must make an irrevocable election on or before December 31st of each calendar year, in order to receive cash for Annual Leave hours in the following calendar year. The accrued Annual Leave hours cash out will only be given to those employees who have made the affirmative election on or before the deadline by completing a form provided by the Finance Department. Employees will receive the cash out once per year, on the regular pay date, during the first full pay period in January.

Frozen Annual Leave:

During the initial Annual leave cash out an employee must make an irrevocable election on or before December 31st to be paid out during the first full pay period in January 2023. The optional election to cash out up to one hundred twenty (120) hours of Annual Leave shall be paid out at the member's current base rate plus incentives.

Effective December 2023, and thereafter, in no event shall the total Annual Leave hours cashed out exceed eighty (80) hours per year. The annual optional election to cash out up to eighty (80) hours of Annual Leave shall be paid out at the member's current base rate plus incentives.

THE CITY OF MONTEBELLO CITY EMPLOYEES' ASSOCIATION

Annual Leave can be used upon approval by the Director/Chief based on the needs of the department.

Upon separation from the City, remaining annual leave hours will be paid out to the employee at the member's current base rate of pay.

SECTION B VACATION LEAVE ACCRUAL

YEARS EMPLOYED (MONTHS)	ACCRUAL PER PAY PERIOD	ANNUAL ACCRUAL	ACCRUAL CAP
0 – 2 yrs (0 – 24 months)	3.07 hours	80 hours	160 hours
2 – 9 yrs (25 – 108 months)	4.62 hours	120 hours	240 hours
10 yrs (109 – 120 months)	4.92 hours	128 hours	256 hours
11 yrs (121 – 132 months)	5.23 hours	136 hours	272 hours
12 yrs (133 – 144 months)	5.54 hours	144 hours	288 hours
13 yrs (145 – 156 months)	5.846 hours	152 hours	304 hours
14 yrs (157 months & thereafter)	6.15 hours	160 hours	320 hours

Employees shall have the option of converting accrued Vacation Leave to cash on an hour for hour basis subject to the following: To cash out Vacation Leave hours, an employee must make an irrevocable election on or before December 31st of each calendar year, in order to receive cash for Vacation Leave hours in the following calendar year. The accrued Vacation Leave hours cash out will only be given to those employees who have made the affirmative election on or before the deadline by completing a form provided by the Finance Department. Employees will receive the cash out once per year, on the regular pay date, during the first full pay period in January. Vacation Leave shall be paid out at the member's current base rate of pay.

- All members with a minimum of eighty (80) hours of Vacation leave may elect to cash out up to forty (40) hours annually. The annual optional election to either cash out or to convert up to forty (40) hours of Vacation Leave to the City's Deferred Compensation 457 plan shall be paid out at the member's current base rate
- Vacation hours shall not be accrued in excess of the annual accrual Cap based on years of service.
- *An employee shall not be eligible to take annual vacation leave during the same year it is earned (CSR&R Rule XII, Section 214,i)*
 - *City agrees to amend this Rule when CSR&Rs are updated.*
- Accrued vacation leave will be paid out at separation at the employee's current base rate of pay.
- Vacation hours will be considered hours worked when computing overtime.

SECTION C SICK LEAVE ACCRUAL

ACCRUAL PER PAY PERIOD	ANNUAL ACCRUAL	ACCRUAL CAP
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THE CITY OF MONTEBELLO CITY EMPLOYEES' ASSOCIATION

3.692	96	1040
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Sick leave may be utilized for:

- Personal illness or injury of the employee;
- Authorized emergency leave; Serious illness or injury of the employee's spouse, state registered domestic partner, or child, parents, siblings, grandparents, any of which that reside in the unit employee's residence (in accordance with Labor Code §§ 233);
- Where an employee which is a victim of domestic violence, sexual assault, or stalking, for the purposes described in Labor Code sections 230 © and 230.1(a);
- Cases of quarantine;
- Where exposure to contagious diseases would endanger the health of other employees.

Sick leave may be taken in increments of one-half (1/2) hour or more.

Sick leave may not be used for disapproved vacation leave.

For absences of over two (2) days, a medical certificate from a qualified physician may be required.

In order to receive compensation while absent on sick leave, except in an emergency or due to extenuating circumstances, the employee shall notify their immediate supervisor, at least one (1) hour prior to employee's scheduled shift/start time. In an emergency, the employee shall report to their supervisor as soon as the situation reasonably allows.

** Sick hours will not be considered hours worked when computing overtime.

** After sick leave has been exhausted, employee may use earned vacation

SICK LEAVE CASH OUT OPTIONS AT SEPARATION

OPTION 1:

Payout at separation based on years of service at current base pay, up to 720 hours:

YEARS OF CONTINUOUS YEARS OF MONTEBELLO SERVICE	PAY OUT AT SEPARATION UP TO 720 HOURS BASED ON YEARS OF MONTEBELLO SERVICE
Less than five	0%
At least five but less than ten	25%
At least ten but less than fifteen	50%
At least fifteen but less than twenty	75%
Twenty or more	100%

OPTION 2 (AT RETIREMENT ONLY):

Sick Leave Conversion to Service Credit:

In accordance with Government Code Section 20965, the City will continue the process to evaluate the cost to amending its retirement contract with CalPERS to include the Sick Leave Conversion Benefit. Upon amendment, employees would have the option to convert unused sick leave hours to CalPERS service credit upon retirement from the City of Montebello.

SECTION D HOLIDAY BANK

THE CITY OF MONTEBELLO CITY EMPLOYEES' ASSOCIATION

Holiday Hour Bank	Accrual/Cash Out
12 Holidays x# of regular shift hours	Automatic cash out the second (2 nd) pay period in January of each calendar year

Holidays

1. NEW YEAR'S DAY - January 1st
2. MARTIN LUTHER KING, Jr. DAY- Third Monday in January
3. PRESIDENT'S DAY- Third Monday in February
4. MEMORIAL DAY- Last Monday in May
5. JUNETEENTH - June 19th
6. INDEPENDENCE DAY- July 4th
7. LABOR DAY- First Monday in September
8. COLUMBUS DAY/INDEGINOUS PEOPLE'S DAY- Second Monday in October
9. VETERAN'S DAY- November 11th
10. THANKSGIVING DAY- Fourth Thursday in November
11. DAY AFTER THANKSGIVING - Fourth Friday in November
12. CHRISTMAS DAY - December 25th

Annual Holiday Bank

In the pay period containing January 1st of each year, a holiday bank shall be established for each unit employee at the rate of twelve (12) full-day holidays which occurs during the calendar year. The bank of hours will correlate to the employees current shift schedule.

Shift schedule	Holiday Hours Annually
4/10 schedule	120 hours
3/12 & 8 schedule	144 hours
9/80 schedule	108 hours
5/40 schedule	96 hours

Employees entering the unit during the calendar year shall have a pro-rated holiday bank established that contains all designated holidays remaining in the calendar year following their effective date of hire or entry into the unit.

Employee's whose regular schedule work-day occurs on an observed holiday may use their holiday hours at the discretion of the managing department, subject to department rules and guidelines.

Cash Out of Remaining Holiday Hours

- During the second (2nd) pay period in January of each calendar year, each unit employee shall receive a cash payment, for all remaining time in their holiday bank from the previous calendar year, at the current base pay.

There shall be no carryover of any unused holiday hours from one calendar year to another.

Observation of Holidays

- Designated holidays falling on a Monday through Thursday shall be observed by the City on the actual date of the designated holiday.

THE CITY OF MONTEBELLO CITY EMPLOYEES' ASSOCIATION

- Designated holidays falling on a Friday, Saturday or Sunday those hours will be banked to each employee's holiday bank for use upon request and approval or cashed out during the second (2nd) pay period in January, if unused.

Employees Separating from the City

- Employees who leave City employment shall be paid a pro-rata amount of unused holiday time. The separating employee shall be paid all unused holiday hours equivalent to the number of recognized City holidays that occur between January 1st and the date of the employee's separation, at the current base rate of pay.

** Holiday hours will not be considered hours worked when computing overtime.

** In order to receive holiday pay an employee shall work or have approved leave time off on their last scheduled shift immediately preceding the holiday, and their first scheduled shift immediately after the holiday.

SECTION E COMPENSATORY TIME OFF (CTO) BANK

The maximum number of compensatory time off (CTO) hours that may be accumulated by MCEA members is one hundred twenty (120) hours.

ARTICLE VI - MISCELLANEOUS PROVISIONS

SECTION A PROTECTIVE EQUIPMENT

Property & Evidence Technicians in the Police Department shall be provided body armor at their request subject to their compliance with the Department's written policy on use of body armor.

SECTION B PERSONAL LEAVE

MCEA members who worked twenty (20) hours or more on or before July 1, 2012 and subsequently had their hours reduced to below twenty (20) hours will be eligible to accrue personal leave time at the rate of nine (9) hours per month, irrespective of eligibility for enrollment in the City's health insurance package.. Personal leave may be used for vacation, sick or other personal reasons. Personal leave time may be accumulated up to a maximum of eighty (80) hours.

SECTION C EMPLOYEE STATUS

Full-time employees are defined as employees who are regularly scheduled and expected to work eighty (80) hours or more in a bi-weekly pay period. Part-time employees are defined as employees who are regularly scheduled and expected to work less than eighty (80) hours in a bi-weekly pay period. All references to limited hourly and regular hourly, for purposes of MCEA employees, shall be replaced with part-time.

SECTION D UNIT WORK SCHEDULES

THE CITY OF MONTEBELLO CITY EMPLOYEES' ASSOCIATION

1. The City has exercised its discretion and determined that as soon as is practicable, on or after July 1, 2010, City Hall and City Hall-related satellite office(s) shall be closed each Friday. Concurrent with such closure(s) the work schedule of unit members shall be modified to a 4/10 schedule. However, neither the closure(s) or the 4/10 work schedule shall be applicable to unit members assigned to public safety operations (for example, only dispatchers) or to other personnel assigned to other City functions which operate in addition to and/or other than a Monday through Friday schedule.

The City Council is vested with the rights to exercise its discretion by reinstating the work schedule and City Hall hours of operation which existed immediately prior to implementation of the changes.

2. Members of this unit may be assigned to the following work schedules dependent on organizational need.

4/10 Work Schedule
9/80 Work Schedule
5/40 Work Schedule
3/12 & 8 Work Schedule

3. Work Schedule Changes: Work schedule changes shall require a minimum of fourteen (14) calendar days' notice, except in the case of an emergency as determined by management.

SECTION E DISCIPLINARY APPEAL PROCEDURE

Members of the MCEA bargaining unit who elect to appeal major discipline, not to include minor discipline, verbal or written reprimands, will be entitled to a full evidentiary hearing before the City Manager, his/her designee or an impartial third party. If an impartial third party is chosen, the hearing officer shall be mutually agreed upon from a list provided by the State Mediation Service. The cost of the hearing shall be borne by the "non-prevailing" party. If there is no clear "non-prevailing" party, the cost of the hearing shall be shared. The finding of the City Manager, his/her designee, or the impartial third party shall be binding.

The City agrees to optional, non-binding mediation for disciplinary appeals.

Minor disciplinary appeals may be addressed through the City's existing grievance policy, Administrative Policy V-B-40, which pertains to full-time unclassified employees.

SECTION F JOINT LABOR-MANAGEMENT COMMITTEE

The City agrees to establish a joint Labor-Management Committee to meet quarterly to discuss issues brought by the Montebello City Employees Association or the Human Resources and IT Department.

SECTION G MANAGEMENT RIGHTS

THE CITY OF MONTEBELLO CITY EMPLOYEES' ASSOCIATION

Nothing in this agreement shall be construed to prohibit the City from exercising all management rights and prerogatives except those expressly waived in this agreement. The City has all rights to manage the City including the establishing of rules, directives and orders except those expressly waived by this agreement. It is recognized that, except as expressly provided in this agreement, the City shall retain whatever rights and authority are necessary for it to operate and direct affairs of the City in all of its various aspects, including but not limited to the right to direct the working forces; to plan, direct and control operations and services of the City; to determine the methods, means, organization and number of personnel by which such operations and services are to be conducted; to assign and transfer employees; to schedule working hours and to assign overtime; to determine whether goods or services should be made or purchased; to hire, promote, suspend, discipline, or discharge in compliance with employment law; to make and enforce.

SECTION H AVOIDANCE OF INEQUITIES

The City Manager shall possess the authority to promote equity and equality, directly and indirectly, to reduce instances of poverty. The authority of the City Manager shall encompass but not limited: to adjustment of the distribution of unequal and/or unjust resources and opportunities among employees of City of Montebello, to treat people uniquely by public policy to compensate for different circumstances, to adjust pay increases wherein inequity is present, to boost social cohesion and reduce political conflict.

ARTICLE VII - EFFECTIVE DATE AND TERM OF AGREEMENT

This MOU shall be of no force and effect unless or until adopted by City Council. If adopted, the term of this MOU shall be for three and one-half (3 ½) years. **From 1/1/2022 to 6/30/2025.**

Jacqueline Leon

Date

Montebello City Employees' Association President

René Bobadilla

Date

City Manager



The Montebello City Employees' Association

REPRESENTED CLASSIFICATIONS

ACCOUNT CLERK
ACCOUNTANT
ADMINISTRATIVE ANALYST (HOURLY - OVER 1000 HOURS)
ADMINISTRATIVE ASSISTANT
ASSISTANT ENGINEER
ASSISTANT PLANNER
BUILDING INSPECTOR
BUILDING MAINT TRADEWORKER I
BUILDING MAINT TRADEWORKER II
BUILDING PLAN CHECKER
BUSINESS LICENSE TECHNICIAN
CLERICAL ASSISTANT (HOURLY - OVER 1000 HOURS)
CODE ENFORCEMENT COORDINATOR
CODE ENFORCEMENT OFFICER
CODE ENFORCEMENT TECHNICIAN (HOURLY - OVER 1000 HOURS)
COMMUNITY OUTREACH SPECIALIST
COMMUNITY RISK REDUCTION COORDINATOR
COMMUNITY SERVICES COORDINATOR
COURT LIAISON
CRIME ANALYST
CUSTODIAN
ECONOMIC DEVELOPMENT COORDINATOR
ENGINEERING TECHNICIAN
FIELD MAINTENANCE WORKER (HOURLY - OVER 1000 HOURS)
FINANCE TECHNICIAN (non-confidential)
FIRE INSPECTOR
GOLF CART MECHANIC
GOLF COURSE EQUIPMENT MECHANIC
INFORMATION SYSTEMS ANALYST
INFORMATION SYSTEMS TECHNICIAN
LEAD FINANCE TECHNICIAN
MAINTENANCE WORKER
MAINTENANCE WORKER (HOURLY - OVER 1000 HOURS)
PARKING CONTROL OFFICER
PERMIT TECHNICIAN
POLICE COMMUNITY SERVICE OFFICER
POLICE DISPATCHER I
POLICE DISPATCHER II



EXHIBIT A

POLICE RECORDS TECHNICIAN
POLICE TRAINEE
POOL MANAGER (HOURLY - OVER 1000 HOURS)
PROPERTY & EVIDENCE TECHNICIAN I
PROPERTY & EVIDENCE TECHNICIAN II
PUBLIC INFORMATION COORDINATOR
PUBLIC SAFETY RADIO TECHNICIAN
PUBLIC WORKS INSPECTOR
RECREATION LEADER I (HOURLY - OVER 1000 HOURS)
RECREATION LEADER II (HOURLY - OVER 1000 HOURS)
RECREATION LEADER III (HOURLY - OVER 1000 HOURS)
RECREATION LEADER IV (HOURLY - OVER 1000 HOURS)
RISK MANAGEMENT ASSISTANT
SECRETARY
SENIOR ACCOUNTANT
SENIOR FINANCE TECHNICIAN
SENIOR PERMIT TECHNICIAN
TREE TRIMMER



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2.060.590 Bilingual Pay

Purpose

The purpose of this policy is to provide compensation guidelines for City employees that provide bilingual services to the residents and customers of the City of Montebello. This policy applies to only full-time employees.

Policy

It is the policy of the City to identify employees in positions designated as bilingual by the Director of Human Resources, that require, as a condition of employment, the performance of verbal and written bilingual skills, shall be entitled to Bilingual pay.

- A.** The City has identified and approved through demographical data the need for providing bilingual services in the following languages: Spanish, Russian, Chinese, Armenian, Korean, or Sign Language.
- B.** The Human Resources Department has identified and approved positions and level of required fluency in the second language that meet the operational needs of the City and its citizens.
- C.** The Human Resources Department shall contract with a third-party vendor to provide a testing system for compensating employees based on City needs.

Procedure

- A.** Employees must submit in writing a request to test for Bilingual Pay.
- B.** Employee must pass a bilingual proficiency test, in addition to any other job-related test requirement for a position.
- C. Testing:**
 - 1.** Bilingual proficiency will be determined by standardized competency tests contracted through a third-party vendor by Human Resources.
 - 2.** The Human Resources Department will communicate with the Department when an employee has passed the competency test, the employee's



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Department will submit a personnel action form for the incentive pay to begin on the 1st of the next month.

D. *Compensation:* Compensation shall be based on Bargaining Unit agreements:

Prior to May 2022:

Bargaining Unit	Monthly Incentive
Montebello Firefighters' Association	\$100
Montebello Fire Management Association	\$100
Montebello Police Officers' Association	\$100
Montebello Police Management Association	\$100
Montebello Supervisors' Association	\$80
Montebello Mid-Management Association	\$70
Montebello City Employees' Association	\$80
Montebello Management Professionals' Association	\$80
Un-represented full-time	\$80

Effective July 1, 2022:

The Bilingual incentive will be based on the following criteria, and compensation for successfully passing an assessment for each (one language only):

- Speaking - \$50.00 per month
- Writing - \$50.00 per month
- Reading - \$50.00 per month

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- A. Staff currently receiving the bilingual incentive do not have to test again, unless they want to upgrade to the new three-pronged criteria and earn the increased compensation as outlined above.
- B. Bilingual incentive will be calculated into overtime compensation when applicable.
- C. Bilingual incentive pay will be reported as Special Compensation to CalPERS as applicable.
- D. **Administration:** The Human Resources Department is responsible for administering the Bilingual Pay Policy. The Human Resources Department responsibilities shall also include a periodic review and report on the number and location of positions designated as bilingual.

(Revised: 04/27/2022)



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2.060.565 Bereavement Leave

Purpose

The purpose of this policy is to provide guidelines for the use of leave associated with bereavement of an immediate family member.

Policy

It is the policy of the City to provide "Bereavement Leave" to full-time city employees to attend to the details of, and to grieve the death of an *immediate family member*.

- A. "*Immediate family member*" shall mean the employee's parent, sibling, mother-in-law, father-in-law, spouse or registered domestic partner, child, grandparent, grandchild (including "Step" family members).
- B. Full-time City employees shall be eligible to utilize up to 3 workdays/1-full fire safety personnel shift of bereavement leave annually, that will not be charged against their accrued annual or sick leave.
- C. In the event more than one request for use of bereavement leave per annum is requested by a full-time employee, their request to utilize up to 3 workdays/1-full fire safety personnel shift may be approved.
 - 1. In this event, the affected employee shall utilize either annual or sick leave they have accrued.
 - 2. If the affected employee does not have sufficient accrued hours banked, they may be granted the leave without pay.
- D. Part-time employees may be granted bereavement leave without pay following the same criteria as that of full-time employees.

Procedure

- A. It shall be the responsibility of the affected employee to immediately notify their immediate supervisor of the need to utilize bereavement leave.
 - 1. The immediate supervisor shall complete the necessary documentation to facilitate the use of bereavement leave.



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2. The immediate supervisor shall ensure the appropriate authorities are notified of the leave notification.

B. Upon return of the affected employee, any additional documentation and signatures shall be obtained.

C. In the event additional hours are requested, the affected employee shall make the request in writing providing the reasons for such need.

1. Upon receiving the request for additional hours, the immediate supervisor shall forward the request to the appointing authority with their recommendation.
2. Use of accrued annual or sick hours shall be utilized for any additional hours requested above the allotted bereavement leave.

Montebello Fire Management Association	48 hours/1 shift (Fire Battalion Chief & Deputy Fire Chief) 30 hours (Fire Marshal)
Montebello Firefighters' Association	48 hours/1 shift
Montebello Police Management Association	30 hours
Montebello Mid-Management Association	30 hours
Montebello Supervisors Association	30 hours
Montebello Police Officers' Association	30 hours
Montebello City Employees' Association	30 hours
Non Represented Full Time	30 hours

(Revised: 04/27/22)



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2.060.227 Longevity Pay

Purpose

The purpose for longevity pay is to recognize long-term service employees that work for the City of Montebello.

Policy

The City will pay the agreed upon amount for longevity pay as adopted by City Council.

Procedure

Each department will keep track of their employees' dates of service and eligibility for longevity pay. The department will issue a personnel action form to the Human Resources Department to reflect the start of eligibility and each increase to the longevity pay tier based on the employees' collective bargaining agreement.

MONTEBELLO POLICE MANAGEMENT ASSOCIATION

A. For longevity purposes only, the following shall count as LAW ENFORCEMENT SERVICE:

a. For full- time City of Montebello employees who are in either the MPMA unit or the MPOA unit as of July 1, 2019, all continuous service as an active, full-time City of Montebello law enforcement department member, whether sworn or unsworn, plus any verifiable prior laterals continuous service as an active, full-time sworn police, police supervisory, or police management unit member, shall count toward years of longevity.

b. For MPMA unit members who join the MPMA unit on or after July 1, 2019 without prior continuous service as an active, full-time City of Montebello law enforcement department member, only verifiable prior lateral continuous service as a full- time sworn

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police, police supervisory, or police management unit member shall count toward years of longevity.

B. Considering the definition of LAW ENFORCEMENT SERVICE in paragraph 4. A., beginning with the first pay period of the seventh (7th) year of continuous, aggregate active LAW ENFORCEMENT SERVICE, and continuing through the completion of the unit member's 11th year of continuous, aggregate active LAW ENFORCEMENT SERVICE, an MPMA unit member shall receive 4% of his/her Base Salary as Longevity Pay (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary. Aggregate active service time shall not include any overlapping service time (i.e. service time cannot count twice for overlapping time periods).

C. Considering the definition of LAW ENFORCEMENT SERVICE in paragraph 4.A., beginning with the first pay period of the twelfth (12th) year of continuous, aggregate active LAW ENFORCEMENT SERVICE, and continuing through the completion of the unit member's 19th year of continuous, aggregate active LAW ENFORCEMENT SERVICE, an MPMA unit member shall receive 7% of his/her Base Salary as Longevity Pay (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary. Aggregate active service time shall not include any overlapping service time (i.e. service time cannot count twice for overlapping time periods).

D. Considering the definition of LAW ENFORCEMENT SERVICE in paragraph 4.A, beginning with the first pay period of the twentieth (20th) year of continuous, aggregate active LAW ENFORCEMENT SERVICE, and continuing through the completion of the unit member's 25th year of continuous, aggregate active LAW ENFORCEMENT SERVICE, an MPMA unit member shall receive 10% of his/ her Base Salary as Longevity Pay (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary. Aggregate active service time shall not include any overlapping service time i.e. service time cannot count twice for overlapping time periods).

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E. Considering the definition of LAW ENFORCEMENT SERVICE in paragraph 4.A, beginning with the first pay period of the twenty sixth (26th) year of continuous, aggregate active LAW ENFORCEMENT SERVICE, and continuing through the MPMA unit member's remaining years of full- time City MPMA unit service, an MPMA unit member shall receive 13% of his/ her Base Salary as Longevity Pay (which shall be reported to Ca1PERS as special pay) in addition to the unit member's Base Salary. Aggregate active service time shall not include any overlapping service time (i.e. service time cannot count twice for overlapping time periods).

MONTEBELLO FIRE MANAGEMENT ASSOCIATION

Effective the first (1st) full pay period after MOU adoption, for full-time City of Montebello employees who are in the MFMA unit, all continuous service as an active, full-time City of Montebello fire service sworn, plus any verifiable prior Lateral continuous service with another fire service agency as an active, full-time sworn firefighter, firefighter paramedic, fire engineer, fire captain, or fire battalion chief shall count toward years of longevity.

Effective the first (1st) full pay period after MOU adoption, Longevity pay shall consist of:

A. A (4%) base salary increase at the completion of five (5) years aggregate active service as a full-time City of Montebello sworn fire personnel unit member which the unit member shall continue to receive through the completion of the unit member's 10th year.

B. The (4%) base salary increase shall be increased to a (7%) base salary increase at the completion of ten (10) years aggregate active service as a full-time City of Montebello sworn fire personnel unit member which the unit member shall continue to receive through the completion of the unit member's 15th year.

C. The (7%) base salary increase shall be increased to a (10%) base salary increase at the completion of fifteen (15) years aggregate active service as a full- time City of

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Montebello Sworn personnel unit member which the unit member shall continue to receive through the completion of the unit member's 20th year.

D. The (10%) base salary increase shall be increased to a (13%) base salary increase at the completion of twenty (20) years aggregate active service as a full-time City of Montebello sworn personnel unit member which the unit member shall continue to receive for the unit member's remaining years of full- time City sworn personnel unit member service.

MONTEBELLO MID-MANAGEMENT ASSOCIATION

A. Beginning the first pay period after **June 26, 2019**, each MMMA unit member with ten (10) years of aggregate full- time City service shall be eligible for longevity pay. Longevity pay shall consist of a base salary pay increase at the following eligibility benchmarks and shall not be cumulative:

After 10 years of full- time service	1. 5 % base salary increase
After 15 years of full- time service	2. 5 % base salary increase
After 20 years of full- time service	3. 5 % base salary increase
After 25 years of full-time service	5. 0 % base salary increase

B. A one and half (1.5%) percent base salary increase at the completion of ten (10) years of aggregate full-time City service which the unit member shall continue to receive through the completion of the unit member's 14th year.

C. A two and a half (2.5%) percent base salary increase at fifteen (15) years of aggregate full-time City service which the unit member shall continue to receive through the completion of the unit member's 19th year.

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D. A three and a half (3.5%) percent base salary increase at twenty (20) years of aggregate fulltime City service which the unit member shall continue to receive through the completion of the unit member's 24th year.

E. A five (5.0%) percent base salary increase at twenty five (25) years of aggregate full-time City service and the unit member shall continue to receive thereafter.

MONTEBELLO SUPERVISORS' ASSOCIATION

A. Beginning the first pay period after **May 15, 2019**, each MSA unit member with ten (10) years of aggregate full- time City service shall be eligible for longevity pay. Longevity pay shall consist of a base salary pay increase at the following eligibility benchmarks and shall not be cumulative:

After 10 years of full- time service	1. 5 % base salary increase
After 15 years of full- time service	2. 5 % base salary increase
After 20 years of full- time service	3. 5 % base salary increase
After 25 years of full-time service	5. 0 % base salary increase

B. A one and half (1.5%) percent base salary increase at the completion of ten (10) years of aggregate full-time City service which the unit member shall continue to receive through the completion of the unit member's 14th year.

C. A two and a half (2.5%) percent base salary increase at fifteen (15) years of aggregate full- time City service which the unit member shall continue to receive through the completion of the unit member's 19th year.

D. A three and a half (3.5%) percent base salary increase at twenty (20) years of aggregate full- time City service which the unit member shall continue to receive through the completion of the unit member's 24th year.



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E. A five (5.0%) percent base salary increase at twenty five (25) years of aggregate full-time City service and the unit member shall continue to receive thereafter.

MONTEBELLO CITY EMPLOYEES' ASSOCIATION

A. Beginning the first pay period after **April 22, 2019**, each MCEA unit member with ten (10) years of aggregate full-time City service shall be eligible for longevity pay. Longevity pay shall consist of a base salary pay increase at the following eligibility benchmarks and shall not be cumulative:

After 10 years of full-time service	1.5 % base salary increase
After 15 years of full-time service	2.5 % base salary increase
After 20 years of full-time service	3.5 % base salary increase
After 25 years of full-time service	5.0 % base salary increase

B. A one and half (1.5%) percent base salary increase at the completion of ten (10) years of aggregate full-time City service which the unit member shall continue to receive through the completion of the unit member's 14th year.

C. A two and a half (2.5%) percent base salary increase at fifteen (15) years of aggregate full-time City service which the unit member shall continue to receive through the completion of the unit member's 19th year.

D. A three and a half (3.5%) percent base salary increase at twenty (20) years of aggregate full-time City service which the unit member shall continue to receive through the completion of the unit member's 24th year.



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E. A five (5.0%) percent base salary increase at twenty five (25) years of aggregate full-time City service and the unit member shall continue to receive thereafter.

MONTEBELLO FIREFIGHTERS' ASSOCIATION

A. For longevity purposes only, the following shall count as LATERAL SWORN FIRE SERVICE:

For full-time City of Montebello employees who are in the MFA unit as of October 1, 2019, all continuous service as an active, full-time City of Montebello fire service sworn, plus any verifiable prior Lateral continuous service with another fire service agency as an active, full-time sworn firefighter, firefighter paramedic, fire engineer, or fire captain shall count toward years of longevity.

Each unit member with ten (10) years aggregate service as a full-time sworn Fire Service unit member shall be eligible for longevity pay. Thereafter, each unit member who attains ten (10) years aggregate service as a full-time firefighter shall be eligible for longevity pay. Longevity pay shall consist of:

B. Beginning with the first pay period after completion of ten (10) years aggregate active service as a full-time City firefighter unit member and continuing through the completion of the unit member's 15th year of full-time City firefighter unit member service, the unit member shall receive 3% of his/her Base Salary (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary.

C. Beginning with the first pay period after completion of fifteen (15) years aggregate active service as a full-time City firefighter unit member and continuing through the completion of the unit member's 20th year of full-time City firefighter unit member service, the unit member shall receive 4½% of his/her Base Salary (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary.



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D. Beginning with the first pay period after completion of twenty (20) years aggregate active service as a full-time City firefighter unit member and continuing through the completion of the unit member's 25th year of full-time City firefighter unit member service, the unit member shall receive 6% of his/her Base Salary (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary.

E. Beginning with the first pay period after completion of twenty-five (25) years aggregate active service as a full-time City firefighter unit member and continuing for the unit member's remaining years of full-time City firefighter unit member service, the unit member shall receive 7.5% of his/her Base Salary (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary.

MONTEBELLO POLICE OFFICERS' ASSOCIATION

Current longevity rates, and definitions of qualifying law enforcement service for purpose of longevity, shall be modified as follows, effective July 1, 2019:

A. For longevity purposes only, the following shall count as LAW ENFORCEMENT SERVICE:

a. For full- time City of Montebello employees who are in the MPOA unit as of July 1, 2019, all continuous service as an active, full- time City of Montebello law enforcement department member, whether sworn or unsworn, plus any verifiable prior lateral continuous service as an active, full-time sworn police, police supervisory, or police management unit member, shall count toward years of longevity.

b. For MPOA unit members who join the MPOA unit on or after July 1, 2019 without prior continuous service as an active, full-time City of Montebello law enforcement department

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member, only verifiable prior lateral continuous service as a full-time sworn police, police supervisory, or police management unit member shall count toward years of longevity.

B. Considering the definition of LAW ENFORCEMENT SERVICE in paragraph 4. A. beginning with the first pay period of the seventh (7th) year of continuous, aggregate active LAW ENFORCEMENT SERVICE, and continuing through the completion of the unit member's 11th year of continuous, aggregate active LAW ENFORCEMENT SERVICE, an MPOA unit member shall receive 4% of his/her Base Salary as Longevity Pay (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary. Aggregate active service time shall not include any overlapping service time (i.e. service time cannot count twice for overlapping time periods).

C. Considering the definition of LAW ENFORCEMENT SERVICE in paragraph 4. A., beginning with the first pay period of the twelfth (12th) year of continuous, aggregate active LAW ENFORCEMENT SERVICE, and continuing through the completion of the unit member's 19th year of continuous, aggregate active LAW ENFORCEMENT SERVICE, an MPOA unit member shall receive 7% of his/ her Base Salary as Longevity Pay (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary. Aggregate active service time shall not include any overlapping service time (i.e. service time cannot count twice for overlapping time periods).

D. Considering the definition of LAW ENFORCEMENT SERVICE in paragraph 4.A, beginning with the first pay period of the twentieth (20th) year of continuous, aggregate active LAW ENFORCEMENT SERVICE, and continuing through the completion of the unit member's 25th year of continuous, aggregate active LAW ENFORCEMENT SERVICE, an MPOA unit member shall receive 10% of his/ her Base Salary as Longevity Pay (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary. Aggregate active service time shall not include any overlapping service time i.e. service time cannot count twice for overlapping time periods).

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E. Considering the definition of LAW ENFORCEMENT SERVICE in paragraph 4.A, beginning with the first pay period of the twenty sixth (26th) year of continuous, aggregate active LAW ENFORCEMENT SERVICE, and continuing through the unit member's remaining years of full-time City MPOA unit service, an MPOA unit member shall receive 13% of his/her Base Salary as Longevity Pay (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary. Aggregate active service time shall not include any overlapping service time (i.e. service time cannot count twice for overlapping time periods).

FULL-TIME NON-REPRESENTED EMPLOYEES

MONTEBELLO MANAGEMENT PROFESSIONALS' ASSOCIATION

A. Effective April 28, 2019, each non-represented full-time employee with ten (10) years of aggregate full-time City service shall be eligible for longevity pay. Longevity pay shall consist of a base salary pay increase at the following eligibility benchmarks and shall not be cumulative:

After 10 years of full- time service	1.5 % base salary increase
After 15 years of full- time service	2.5 % base salary increase
After 20 years of full- time service	3.5 % base salary increase
After 25 years of full-time service	5.0 % base salary increase

B. A one and half (1.5%) percent base salary increase at the completion of ten (10) years of aggregate full-time City service which the unit member shall continue to receive through the completion of the unit member's 14th year.

C. A two and a half (2.5%) percent base salary increase at fifteen (15) years of aggregate full-time City service which the unit member shall continue to receive through the completion of the unit member's 19th year.

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D. A three and a half (3.5%) percent base salary increase at twenty (20) years of aggregate fulltime City service which the unit member shall continue to receive through the completion of the unit member's 24th year.

E. A five (5.0%) percent base salary increase at twenty five (25) years of aggregate full-time City service and the unit member shall continue to receive thereafter.

(Revised: 04/27/2022)



City of Montebello, California Policy & Procedures Manual

2.060.517 Education Reimbursement Program

Purpose:

To define who and under what circumstances City employees may receive education reimbursement and to outline the procedure by which reimbursement may be obtained.

Policy:

A. Applications for education reimbursement must be from full-time, non-temporary, employees of the City. (Probationary employees will be considered eligible.)

B. Course(s) selected must be of such a nature that it benefits the City and better enables the employee to carry out present duties and will prepare the employee for increased responsibilities and/or promotion. **(An employee seeking a college degree will be eligible for reimbursement for those courses that qualify them for such degree. However, the declared major must have reasonable relevance to the job.)**

C. Courses other than those qualifying for reimbursement under paragraph B may be approved for reimbursement under this policy with the prior approval of the Director of Human Resources and the City Administrator upon submission of justification by the Appointing Authority. However, costs associated with non-classroom thesis production courses are not subject to reimbursement.

D. Employees desiring reimbursement must attend such courses on their own time after work hours and must complete the course with a passing grade of at least "C" or equivalent.

E. Reimbursement will be made for tuition at rates specified in H below, books, fire certification, lab fees, and all other fees required to take a class or classes. **Student body fees will be included; however, parking fees are excluded from reimbursement.**

F. Should an employee separate from the City's service within one year after beginning any course reimbursed by the City, the cost of such course will be deducted from the employee's last paycheck. The Director of Human Resources shall be responsible for informing the Finance Department of any such amounts to be deducted.

APPENDIX D



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G. Approval will be limited to courses taken at accredited universities, state colleges and community colleges, approved correspondence courses, high school and adult education, technical and vocational schools.

H. Employees may attend any accredited or other institution approved by the City Manager or designee. **However, education reimbursement rates are based on current California State University rates. A cap of \$1,500 per fiscal year will be granted to each eligible employee, with the exception of members of the Montebello Police Officers' Association who's members have an annual maximum of \$2,000.**

I. Employees scheduled by the City to take specialized courses or special seminars on work time will not be subject to the requirements of this policy.

Procedure:

A. In order for an employee to be eligible to receive reimbursement for tuition, fees and books, or fire certification by the State Fire Marshal, he/she must acquire prior approval of the course(s) from the Department Head, the Director of Human Resources and City Manager by submitting the Course Approval Form. This form shall be returned to the Department Head upon approval by the Director of Human Resources and the City Manager.

B. Upon receiving verification of enrollment and grade or certification, with receipts for tuition and books or for fire certification, the Department Head will submit the Educational Reimbursement Application to the Director of Human Resources with the approved Course Approval Form and a Request to Issue a Warrant made out to the employee receiving the reimbursement. **Documentation must be submitted within two months of class completion.**

C. Upon timely receipt of these materials, the Director of Human Resources shall have the responsibility for processing the claim for reimbursement.

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(Prior Policy #V-B-25, 07/01/73; AUTHORITY: C/ADMIN)

(Revised: 07/28/21)



City of Montebello, California Policy & Procedures Manual

2.060.504 Employee Compensation and Benefits

Purpose

Is to provide a description of the City's employee compensation and benefits packages.

Policy

It is the policy of the City to recognize the significant role that its workforce plays in fulfilling its public service mission. The City recognizes that maintaining a competitive compensation system is critical to its goal of delivering public services to its citizens. Therefore, the City strives to provide compensation for its employees to attract qualified applicants, retain employees who are equally committed to public service, and motivate employees to maintain the highest standards of performance.

- A. With this goal in mind, the City shall compensate employees in accordance with decisions made by Council as budgets are set. Pay for positions are subject to the annual budgetary process and current employee organization MOU's; and as such, may be subject to increase, reduction, or status quo maintenance for fixed time periods.
- B. **TOTAL COMPENSATION PHILOSOPHY:** The City is committed to providing a range of public services to its citizens by fostering an environment that embraces respect for the worth of each employee and to pursue the same towards its total compensation package that includes salary and benefits. The City's philosophy is consistent across units with practices that may differ to meet the unique needs of division, department, employee classifications and performance. The City's total compensation package is guided by the following principles:
 - 1. The City's total compensation package shall be reviewed against appropriately defined labor markets.
 - 2. The City's total compensation package shall comply with all applicable state and federal laws.
 - 3. Salaries are managed through a simple, clear program that is consistent with the City's strategic and organizational objectives.

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- C. The Council reserves the right to make budget adjustments, and consequently direct pay adjustments during the budget year in order to manage their fiscal responsibilities or deal with unforeseen circumstances that justify or require changes to City expenditures.

Procedure

- A. **Compensation (Salary) Schedules:** All employee classifications shall receive a salary that is approved by City Council resolution each fiscal year.
- B. **Benefits:** In coordination with employee organizations MOU's, funding abilities, state and federal laws, and the City's total compensation philosophy, the following benefits are afforded to the full-time employees of the City of Montebello:

C. HEALTH INSURANCE THROUGH PEMHCA

- a. The City and the Association agree to contract for health benefits coverage through the Public Employees' Retirement System under the Public Employees' Medical Health Care Act (PEMHCA) Section 22751 et seq. of the Government Code.

D. HEALTH INSURANCE CITY CONTRIBUTION

- a. Effective March 27, 2008, the City will contribute the following amounts toward full-time employees' medical, dental & vision insurance:

COVERAGE	TOTAL CITY CONTRIBUTION)
1 Party	Full coverage
2 Party	\$840.00
3 Party	\$1,090.00

- b. Part-time employees who have become eligible for CalPERS membership and have worked 1000 hours in a fiscal year:



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- i. The contribution toward hourly EE's insurance who were eligible before 7/1/92 will be at the rate needed to fully pay 1 party coverage in the plan selected by the EE. For hourly EE who became eligible for insurance on or after 7/1/92 the City contribution toward the insurance package will be at the rate needed to pay 50% of one party coverage in the plan selected by the employee. [Res. 97-109]

E. Medical Insurance Opt-out Incentive

- a. An opt-out incentive is afforded to full-time and those hourly employees, who have benefits and were hired prior to 8/11/92, who decline the City's medical, dental and vision insurance package.
- b. Proof of medical coverage elsewhere will be required annually to continue participation in the cash incentive program.
- c. The monthly Medical Insurance Opt-Out incentive is \$350.00
- d. The monthly Medical Insurance Opt-Out incentive shall be computed when calculating overtime as applicable.
- e. The monthly Medical Insurance Opt-Out incentive shall be reported as Special Compensation to CalPERS as applicable.
- f. Employees who have an alternative source of health insurance must provide minimum essential health coverage pursuant to the U. S. Patient Protection and Affordable Care Act (ACA), and cover both the employee and all individuals in the employee's expected tax family, if any. During open enrollment or as otherwise required by the City, the employee must each year provide the City with an attestation or other reasonable documentation, subject to the City's approval confirming such alternate coverage. According to the ACA, the City must not make payment if the City knows that the employee or family member does not have the alternative coverage.



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(Revised: 03/21/95; 07/28/21)



APPENDIX F

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2.060.516 Jury Duty Compensation

Purpose

To establish a policy and define the procedure to be utilized concerning jury duty.

Policy

A. An employee of the City, who is in receipt of a juror summons and is required to serve, shall be paid up to 10 days of regular salary and benefits during each fiscal year while engaged in such activity on his or her regularly scheduled work days.

B. Compensation shall extend beyond the 10 days of salary and benefits only if the employee presents to the City a certified court document showing that a trial counsel and/or an official of the court estimated that the trial for which the employee was selected as a juror had been estimated to be concluded within the number of days remaining on the employee-juror's service period, not exceeding a maximum of 10 days. Under such circumstances, the employee shall receive his/her regular salary, minus any payments or fees received as a juror. The employee must remit any court or jury duty payments, excluding mileage reimbursement, to the City of Montebello.

Procedure

- A. Upon receipt of a jury summons, the employee is to notify his/her immediate supervisor, providing a copy of the summons, and follow all court-required procedures.
- B. At the first available opportunity after reporting to the court for service, the employee should notify the jury supervisor or appropriate court official that he or she is limited to 10 days of paid service.
- C. Many courts utilize a system requiring jurors to call in daily to receive assignment. The employee must notify his or her supervisor of the "call in"



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status. Unless ordered to report to court for service, the employee must report to work, if it is a regular workday. If ordered to report to court for active service, the employee must immediately notify his or her supervisor of the court assignment.

- D.** Upon being released from jury service, the employee must present proof of service from the court to his or her immediate supervisor on the next working day following the conclusion of service.
- E.** Any jury duty payment received from the court, minus mileage payment, which may be retained by the employee, shall be forwarded to the Payroll Division of the Finance Department upon return to work.

(Prior Policy #V-B-16, 07/09/82; AUTHORITY: C/ADMIN)

(Revised: 07/09/82, 09/90, 09/96, 12/13/96; 12/05; 07/28/21)

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2.060.528 Education Incentive Pay

Purpose

The Education Incentive Pay program rewards employees who take the initiative to increase their job worth by gaining job-related knowledge, behaviors, and personal and professional skills to significantly enhance their value to their department and the City.

Policy

The City will pay the agreed upon amount for education as agreed upon by City Council resolution.

Procedure

The department will issue a personnel action form to the Human Resources Department to reflect the start of eligibility and the monthly amount based on the employees' collective bargaining agreement.

MONTEBELLO POLICE MANAGEMENT ASSOCIATION

The City agrees to provide education incentive pay as follows:

<u>Degree or Certificate</u>	<u>Compensation</u>
A.A. or Intermediate POST	\$250/month
B.A./B.S. or Advanced POST	\$400/month

The above education incentive pay shall not be compounded if an employee holds more than one of the above qualifying degrees or POST (Peace Officer Standards and Training) certificates. Instead, the total amount of educational incentive pay for possessing any of the above qualifying degrees or certificates shall be capped at the amount associated with the highest qualifying degree or certificate possessed.

The City also agrees to establish a supplemental educational incentive pay for those employees that possess a supervisory or management POST certificate as follows:

Supervisory Certificate	\$150/month
Management Certificate	\$150/month

This supplemental educational incentive pay for possessing a supervisory and/or management POST certificate shall be in addition to any educational incentive pay earned for possessing one of the qualifying degrees or POST certificates as set forth above.



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MONTEBELLO FIRE MANAGEMENT ASSOCIATION

Effective the first pay period after MFMA ratification and City Council adoption of this MOU, the City agrees to provide an education incentive to unit members as follows and such incentives shall supersede and replace previous education incentives provided to unit members:

- A. \$ 250/ month for Firefighter 1 Certificate or AA/AS or 60 units
- B. \$ 400/ month for Firefighter II Certificate or BA/ BS or 120 units
- C. \$ 600/ month for Company Officer Certificate

The aforementioned education incentives shall not be stackable or cumulative. The unit MFMA member is entitled to a maximum of one education incentive at a time.

MONTEBELLO POLICE OFFICERS' ASSOCIATION

The City agrees to increase education incentive pay as follows:

<u>DEGREE OR CERTIFICATE</u>	<u>INCREASE FROM</u>	<u>INCREASE TO</u>
A.A. or Intermediate POST	\$150/month	\$250/month
B.A./B.S. or Advanced POST	\$300/month	\$400/month

Supervisory \$150/month

The above educational incentive pay shall not be compounded if an employee holds more than one of the above qualifying degrees or POST (Peace Officer Standards and Training) certificate. Instead, the total the total amount of educational incentive pay for possessing any of the above qualifying degrees or certificates shall be capped at the amount associated with the highest qualifying degree or certificate possessed.

The City also agrees to establish a supplemental educational incentive pay for those employees that possess a supervisory POST certificate in the amount of \$150/month. This supplemental educational incentive pay for possessing a supervisory POST certificate shall be in addition to any educational incentive pay earned for possessing one of the qualifying degrees or certificates as set forth above.

MONTEBELLO CITY EMPLOYEES' ASSOCIATION

MONTEBELLO MID-MANAGEMENT ASSOCIATION

MONTEBELLO MANAGEMENT PROFESSIONALS' ASSOCIATION

UNREPRESENTED FULL-TIME EMPLOYEES

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Full-time employees in the MCEA, MMMA, MSA, MMPA AND Unrepresented Full-time employees will receive an education incentive based on the highest completed degree. Degree incentive is not stackable.

Bachelor's Degree	\$200.00 per month
Master's or Doctoral Degree	\$400.00 per month

Education Incentive pay will commence on the 1st day of the next month after submitting proof of Education to their department. The unit member's department will submit a personnel action form to Human Resources for the education incentive pay to be added to the member's salary.

(Revised: 04/27/2022)

RESOLUTION NO. 22-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEBELLO APPROVING A COMPREHENSIVE MEMORANDUM OF UNDERSTANDING AND THE TERMS AND CONDITIONS OF EMPLOYMENT AFFECTING THE DESIGNATED MONTEBELLO MANAGEMENT PROFESSIONALS' ASSOCIATION (MMPA) EMPLOYEES FOR THE PERIOD OF JANUARY 1, 2022 THROUGH JUNE 30, 2025

RECITALS

WHEREAS, the City of Montebello values the work of all its employees and seeks to maintain fair and mutually beneficial terms and conditions of employment for the good of the City and the employees, and

WHEREAS, representatives of the City and representatives of the bargaining unit named above have met, conferred, and negotiated in good faith regarding wages, hours and working conditions. As a result of such good faith negotiations, the City and the MMPA have developed the Comprehensive Memorandum of Understanding (MOU) attached here (ATTACHMENT H).

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MONTEBELLO HEREBY RESOLVES, FINDS, AND DECLARES AS FOLLOWS:

SECTION 1: The MOU between the City of Montebello and the MMPA dated January 1, 2022 through June 30, 2025 and attached is hereby approved.

SECTION 2: That the City Clerk shall certify to the passage and adoption of this Resolution and that the same shall be in full force and effect.

APPROVED AND ADOPTED this 27th day of April 2022.

Kimberly A. Cobos-Cawthorne, Mayor

ATTEST:

APPROVED AS TO FORM:

Christopher Jimenez, City Clerk

Arnold M. Alvarez-Glasman, City Attorney

RESOLUTION NO. 22-25

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STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF MONTEBELLO)

I, Christopher Jimenez, City Clerk of the City of Montebello, County of Los Angeles, State of California, hereby certify that the foregoing Resolution No. 22-25 was passed and adopted by the City Council of the City of Montebello, signed by the Mayor and attested by the City Clerk at a regular meeting of said Council held on the 27th day of April 2022 and that said Resolution was adopted by the following vote, to-wit:

AYES:**NOES:****ABSTAIN:****ABSENT:**

The undersigned, City Clerk of the City of Montebello, does hereby attest and certify that the foregoing Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of said City which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

DATE: _____

Christopher Jimenez, City Clerk

MEMORANDUM OF UNDERSTANDING
BETWEEN THE CITY OF MONTEBELLO
AND THE
MONTEBELLO MANAGEMENT PROFESSIONALS ASSOCIATION



FOR JANUARY 1, 2022 THROUGH JUNE 30, 2025

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THE CITY OF MONTEBELLO MANAGEMENT PROFESSIONALS' ASSOCIATION

PREAMBLE

Pursuant to Government Code Section 3500 *et seq.*, representatives of the City of Montebello ("City") have met and conferred in good faith with representatives of the **Montebello Management Professionals' Association (MMPA)**, and have reached an agreement to recommend that the City Council take the actions identified in this inaugural Memorandum of Understanding (hereafter either "Memorandum," "MOU" or "Agreement"). Upon ratification of this Comprehensive MOU by majority vote of the bargaining unit membership as well as adoption by the City Council, all terms and conditions set forth herein shall become binding.

ARTICLE I – IMPLEMENTATION

SECTION A TERM

Period Covered. Three and one-half (3 ½) years. From 1/1/2022 to 6/30/2025.

SECTION B RECOGNITION

The **Montebello Management Professionals' Association (MMPA)**, is the exclusive representative of the employees in the general bargaining unit currently of the classifications listed in EXHIBIT A; a bargaining unit for the purpose of meeting and conferring over wages, hours, and terms and conditions of employment.

SECTION C PROVISIONS OF LAW AND SEVERABILITY CLAUSE

Except as modified herein, all relevant federal, state, and local laws apply. Should any provisions of this MOU be found to be in violation of any law, rule or regulation, the remaining provisions will remain in full force and effect for the duration of this MOU.

SECTION D INCORPORATION OF CITY CODE, RULES, AND POLICIES

This MOU memorializes changes in terms and conditions for members of the bargaining unit as well as modifications of certain existing City codes, rules, and policies.

Incorporation of City code, rules, and policies have been adopted during ***“Meet and Confer”*** sessions and shall be considered adopted by reference in this MOU specifically the following City policies which are attached as appendices to the MOU:

- a. 2.060.590 Bilingual Pay
- b. 2.060.565 Bereavement Leave
- c. 2.060.227 Longevity Pay
- d. 2.060.517 Educational Reimbursement Programs
- e. 2.060.504 Employee Compensation and Benefits
- f. 2.060.516 Jury Duty Compensation
- g. 2.060.528 Education Incentive Pay

THE CITY OF MONTEBELLO MANAGEMENT PROFESSIONALS' ASSOCIATION

Unless the parties mutually and voluntarily agree to do so, neither party shall be obligated to negotiate over matters covered by, or within the scope of, this Agreement, during the term of this Agreement.

SECTION E CITY DEDUCTIONS AND DUES

The City agrees to conduct dues deductions.

SECTION F EMPLOYEE LISTS

The City will provide the Association with the necessary contact information about bargaining unit members to allow Association to conduct Association business on behalf of those members.

SECTION G FULL UNDERSTANDING, MODIFICATION AND WAIVER

It is the purpose of this Memorandum of Understanding to promote and provide for harmonious relations, cooperation and understanding between Management and the employees covered by this Memorandum; to provide an orderly and equitable means of resolving any misunderstandings or differences which may arise under this Memorandum; and to set forth the understanding of the parties reached as a result of good faith negotiations regarding wages, hours and other terms and conditions of employment covered by this Memorandum. This Memorandum of Understanding memorializes the terms and conditions for members of the bargaining unit as well as modifications of other existing City rules and policies. All other City rules, policies, and regulations shall be considered incorporated, by reference, in this MOU. Unless the parties mutually and voluntarily agree to do so, neither may be obligated to negotiate over matters covered by this Agreement or over other matters within the scope during the term of this Agreement.

ARTICLE II – COMPENSATION

SECTION A SALARY RANGE INCREASES

1. PLACEMENT ON NEW SALARY MATRIX

Positions covered under this MOU shall be placed on the new salary range (number) as follows:

Members covered under this MOU will be placed at the appropriate Step, within the new salary range, as noted in the salary tables below, that is closest to their current rate of pay at the time of City Council approval of this MOU without being less than their current rate of pay.

Effective January 01, 2022:

Position Title	New Range Number	New Annual Salary Range
Office Manager	27	\$63,242-\$78,980
Risk Management Analyst	28	\$64,823-\$80,955
Public Information Officer	32	\$71,552-\$89,359
Human Resources Analyst	34	\$75,175-\$93,883

THE CITY OF MONTEBELLO MANAGEMENT PROFESSIONALS' ASSOCIATION

Recreation Manager	35	\$77,054-\$96,230
Public Works Manager	37	\$80,955-\$101,101
Code Enforcement Manager	38	\$82,979-\$103,629
Superintendent/Facility Manager	38	\$82,979-\$103,629
Senior Deputy City Clerk	39	\$85,053-\$106,220
Public Works Superintendent	39	\$85,053-\$106,220
Senior Human Resources Analyst	41	\$89,359-\$111,597
Fleet Services Manager	42	\$91,593-\$114,387
Accounting Manager	42	\$91,593-\$114,387
Fleet Maintenance Manager	44	\$96,230-\$120,178
Transit Administration Manager	44	\$96,230-\$120,178
Transit Operations Manager	45	\$98,636-\$123,182
Construction Manager	48	\$106,220-\$132,654
Housing Manager	48	\$106,220-\$132,654
Human Resources Manager	48	\$106,220-\$132,654
Information Systems Manager	49	\$108,875-\$135,970
Planning Manager	49	\$108,875-\$135,970
Building Official	49	\$108,875-\$135,970
Risk Manager	50	\$111,597-\$139,369
Economic Development Manager	50	\$111,597-\$139,369
Assistant Director of Recreation and Community Services	51	\$114,387-\$142,854
Deputy Director of Transportation	52	\$117,247-\$146,425
Deputy Director of Public Works	52	\$117,247-\$146,425
Assistant Director of Fire	54	\$123,182-\$153,838
Assistant Director Of Public Works	54	\$123,182-\$153,838
Assistant Director of Transportation	54	\$123,182-\$153,838
Assistant Director of Planning & Community Development	54	\$123,182-\$153,838
Assistant Director of Human Resources	54	\$123,182 - \$153,838
Assistant Director of Finance	54	\$123,182-\$153,838
Assistant Director of Public Affairs	54	\$123,182-\$153,838

* See salary matrix attached

Effective the first full pay period of July 2022:

Position Title	New Range Number	New Annual Salary Range
Office Manager	27	\$63,242-\$78,980
Risk Management Analyst	30	\$68,104-\$85,053
Public Information Officer	32	\$71,552-\$89,359
Human Resources Analyst	34	\$75,175-\$93,883
Recreation Manager	35	\$77,054-\$96,230
Public Works Manager	37	\$80,955-\$101,101
Code Enforcement Manager	38	\$82,979-\$103,629
Superintendent/Facility Manager	38	\$82,979-\$103,629
Senior Deputy City Clerk	39	\$85,053-\$106,220
Public Works Superintendent	41	\$89,359-\$111,597
Senior Human Resources Analyst	41	\$89,359-\$111,597
Fleet Services Manager	42	\$91,593-\$114,387
Accounting Manager	43	\$93,883 - \$117,247
Fleet Maintenance Manager	44	\$96,230-\$120,178
Transit Administration Manager	45	\$98,636-\$123,182
Transit Operations Manager	46	\$101,101-\$126,262

THE CITY OF MONTEBELLO MANAGEMENT PROFESSIONALS' ASSOCIATION

Construction Manager	48	\$106,220-\$132,654
Housing Manager	48	\$106,220-\$132,654
Human Resources Manager	48	\$106,220-\$132,654
Information Systems Manager	49	\$108,875-\$135,970
Planning Manager	49	\$108,875-\$135,970
Building Official	49	\$108,875-\$135,970
Risk Manager	50	\$111,597-\$139,369
Economic Development Manager	50	\$111,597-\$139,369
Assistant Director of Recreation and Community Services	51	\$114,387-\$142,854
Deputy Director of Transportation	52	\$117,247-\$146,425
Deputy Director of Public Works	52	\$117,247-\$146,425
Assistant Director of Fire	54	\$123,182-\$153,838
Assistant Director Of Public Works	54	\$123,182-\$153,838
Assistant Director of Transportation	54	\$123,182-\$153,838
Assistant Director of Planning & Community Development	55	\$126,262-\$157,684
Assistant Director of Human Resources	55	\$126,262-\$157,684
Assistant Director of Finance	55	\$126,262-\$157,684
Assistant Director of Public Affairs	55	\$126,262-\$157,684

* See salary matrix attached

Effective the first full pay period of July 2023:

Position Title	New Range Number	New Annual Salary Range
Office Manager	27	\$63,242-\$78,980
Risk Management Analyst	30	\$68,104-\$85,053
Public Information Officer	32	\$71,552-\$89,359
Human Resources Analyst	34	\$75,175-\$93,883
Recreation Manager	35	\$77,054-\$96,230
Public Works Manager	37	\$80,955-\$101,101
Code Enforcement Manager	38	\$82,979-\$103,629
Superintendent/Facility Manager	38	\$82,979-\$103,629
Senior Deputy City Clerk	39	\$85,053-\$106,220
Public Works Superintendent	43	\$93,883-\$117,247
Senior Human Resources Analyst	41	\$89,359-\$111,597
Fleet Services Manager	42	\$91,593-\$114,387
Accounting Manager	44	\$96,230-\$120,178
Fleet Maintenance Manager	44	\$96,230-\$120,178
Transit Administration Manager	45	\$98,636-\$123,182
Transit Operations Manager	47	\$103,629-\$129,418
Construction Manager	48	\$106,220-\$132,654
Housing Manager	48	\$106,220-\$132,654
Human Resources Manager	48	\$106,220-\$132,654
Information Systems Manager	49	\$108,875-\$135,970
Planning Manager	49	\$108,875-\$135,970
Building Official	49	\$108,875-\$135,970
Risk Manager	50	\$111,597-\$139,369
Economic Development Manager	50	\$111,597-\$139,369
Assistant Director of Recreation and Community Services	51	\$114,387-\$142,854
Deputy Director of Transportation	52	\$117,247-\$146,425
Deputy Director of Public Works	52	\$117,247-\$146,425

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Assistant Director of Fire	54	\$123,182-\$153,838
Assistant Director of Public Works	54	\$123,182-\$153,838
Assistant Director of Transportation	54	\$123,182-\$153,838
Assistant Director of Planning & Community Development	55	\$126,262-\$157,684
Assistant Director of Human Resources	56	\$129,418-\$161,626
Assistant Director of Finance	56	\$129,418-\$161,626
Assistant Director of Public Affairs	55	\$126,262-\$157,684

* See salary matrix attached

- No employee will have their rate of pay decreased upon implementation of the new salary ranges.
- Annual performance increases will remain on schedule for unit members who meet department expectations on their performance evaluation.
 - Management reserves the right to increase an employee's salary by one (1) or two (2) steps based on their performance evaluation. Any increase beyond two (2) steps must be authorized by the City Manager, within the adopted salary range.

2. COST OF LIVING ADJUSTMENT (COLA)

Effective the first full pay period of July 2024, unit employees in all classifications shall receive a two percent (2.0%) salary adjustment.

Effective the first full pay period of July 2024:

Position	Range Number	Salary Range with 2% COLA
Office Manager	27	\$64,507-\$80,560
Risk Management Analyst	30	\$69,467-\$86,754
Public Information Officer	32	\$72,983-\$91,146
Human Resources Analyst	34	\$76,678-\$95,760
Recreation Manager	35	\$78,595-\$98,154
Public Works Manager	37	\$82,574-\$103,123
Code Enforcement Manager	38	\$84,638-\$105,702
Superintendent/Facility Manager	38	\$84,638-\$105,702
Senior Deputy City Clerk	39	\$86,754-\$108,344
Public Works Superintendent	43	\$95,760-\$119,592
Senior Human Resources Analyst	41	\$91,146-\$113,829
Fleet Services Manager	42	\$93,425-\$116,675
Accounting Manager	44	\$98,154-\$122,581
Fleet Maintenance Manager	44	\$98,154-\$122,581
Transit Administration Manager	45	\$100,608-\$125,646
Transit Operations Manager	47	\$105,702-\$132,007
Construction Manager	48	\$108,344-\$135,307
Housing Manager	48	\$108,344-\$135,307
Human Resources Manager	48	\$108,344-\$135,307
Information Systems Manager	49	\$111,053-\$138,690
Planning Manager	49	\$111,053-\$138,690

THE CITY OF MONTEBELLO MANAGEMENT PROFESSIONALS' ASSOCIATION

Building Official	49	\$111,053-\$138,690
Risk Manager	50	\$113,829-\$142,157
Economic Development Manager	50	\$113,829-\$142,157
Assistant Director of Recreation and Community Services	51	\$116,675-\$145,711
Deputy Director of Transportation	52	\$119,592 - \$149,354
Deputy Director of Public Works	52	\$119,592 - \$149,354
Assistant Director of Fire	54	\$125,646-\$156,915
Assistant Director Of Public Works	54	\$125,646-\$156,915
Assistant Director of Transportation	54	\$125,646-\$156,915
Assistant Director of Planning & Community Development	55	\$128,787-\$160,837
Assistant Director of Human Resources	56	\$132,007-\$164,858
Assistant Director of Finance	56	\$132,007-\$164,858
Assistant Director of Public Affairs	55	\$128,787-\$160,837

* See salary range scale attached.

SECTION B CERTIFICATE PAY

Full-time unit employees who possess and maintain additional certificates/licenses shall be eligible to receive twenty five dollars (\$25.00) monthly per certificate, for up to a maximum of two (2) certificates/licenses or fifty dollars (\$50.00) monthly. In no case, shall any affected unit member simultaneously receive compensation for more than two (2) certificates. Employees will not be permitted to stack more than two (2) certificates/licenses.

The Unit Member shall receive the additional compensation following authorization by the respective Department Director/Chief and the Director of Human Resources and IT.

The additional certification and licensure incentives only apply to certifications and licenses that:

- Are not mandated to meet the classification's minimum job requirement criteria; and
- Have an annual or bi-annual renewal process or examination.

An employee shall immediately notify their supervisor if they have lost their certification for any reason. Failure to maintain the appropriate certificate and provide annual proof of valid certificate/license will result in the loss of Certificate Pay.

The certificate incentive pay will commence on the 1st day of the next month after obtaining authorization and submitting proof of certificate(s)/license(s). The unit member's department will submit a personnel action form to Human Resources for the incentive pay to be added to the member's salary.

SECTION C AUTO ALLOWANCE

MMPA employees assigned to the classifications of Assistant Director of Public Affairs and/or Risk Manager shall receive a monthly auto allowance of three hundred (\$300) dollars in-lieu of a City-provided vehicle.

SECTION D CITY PROVIDED VEHICLE

MMPA employees assigned to the classifications of Deputy Director of Public Works and/or Assistant Director of Transportation shall be provided an automobile for their use while conducting official City business. Employee understands that the vehicle may be used for official business and incidental personal purposes only or at any time they could potentially have to respond to a work-related incident. Further, said vehicle shall not be operated by persons other than Employee. The City shall be responsible for providing liability insurance (bodily injury and property damage) for the Employee's use of said vehicle. In addition to those restrictions listed above, Employee agrees to abide by any additional restrictions on the use of said vehicle imposed by the insurer. The City shall provide Employee written notice of any additional terms and/or restrictions imposed by the insurer. The City shall also provide for maintenance, repair and replacement costs of said automobile, in accordance with City policy.

ARTICLE III – LEAVE BANKS

SECTION A ANNUAL LEAVE DISCONTINUATION

Effective one full pay-period after the adoption of this MOU annual leave banks will be frozen and accruals will cease. All MMPA members will begin accruing the vacation/holiday/sick leave banks in lieu of annual leave as outlined in this MOU.

Employees shall have the option of converting accrued Annual Leave to cash on an hour for hour basis subject to the following: To cash out Annual Leave hours, an employee must make an irrevocable election on or before December 31st of each calendar year, in order to receive cash for Annual Leave hours in the following calendar year. The accrued Annual Leave hours cash out will only be given to those employees who have made the affirmative election on or before the deadline by completing a form provided by the Finance Department. Employees will receive the cash out once per year, on the regular pay date, during the first full pay period in January.

Frozen Annual Leave:

During the initial Annual leave cash out an employee must make an irrevocable election on or before December 31st to be paid out during the first full pay period in January 2023. The optional election to cash out up to one hundred twenty (120) hours of Annual Leave shall be paid out at the member's current base rate plus incentives.

Effective December 2023, and thereafter, in no event shall the total Annual Leave hours cashed out exceed eighty (80) hours per year. The annual optional election to cash out up to eighty (80) hours of Annual Leave shall be paid out at the member's current base rate plus incentives.

Annual Leave can be used upon approval by the Director/Chief based on the needs of the department.

THE CITY OF MONTEBELLO MANAGEMENT PROFESSIONALS' ASSOCIATION

Upon separation from the City, remaining annual leave hours will be paid out to the employee at the member's current base rate of pay.

SECTION B VACATION LEAVE ACCRUAL

1. **Accrual and Cap:** Employees covered under this MOU shall accrue vacation leave and shall have a maximum vacation accrual cap in the amounts listed below. Vacation hours shall not be accrued in excess of the annual accrual Cap based on years of service.

YEARS EMPLOYED (MONTHS)	ACCRUAL PER PAY PERIOD	ANNUAL ACCRUAL	ACCRUAL CAP
0 – 2 yrs (0 – 24 months)	3.07 hours	80 hours	160 hours
2 – 9 yrs (25 – 108 months)	4.62 hours	120 hours	240 hours
10 yrs (109 – 120 months)	4.92 hours	128 hours	256 hours
11 yrs (121 – 132 months)	5.23 hours	136 hours	272 hours
12 yrs (133 – 144 months)	5.54 hours	144 hours	288 hours
13 yrs (145 – 156 months)	5.846 hours	152 hours	304 hours
14 yrs (157 months & thereafter)	6.15 hours	160 hours	320 hours

2. **Cash Out of Vacation Leave:** Employees shall have the option of converting accrued Vacation Leave to cash on an hour for hour basis subject to the following: To cash out Vacation Leave hours, an employee must make an irrevocable election on or before December 31st of each calendar year, in order to receive cash for Vacation Leave hours in the following calendar year. The accrued Vacation Leave hours cash out will only be given to those employees who have made the affirmative election on or before the deadline by completing a form provided by the Finance Department. Employees will receive the cash out once per year, on the regular pay date, during the first full pay period in January. Vacation Leave shall be paid out at the member's current base rate of pay.

All members with a minimum of eighty (80) hours of Vacation leave may elect to cash out up to forty (40) hours annually. The annual optional election to either cash out or to convert up to forty (40) hours of Vacation Leave to the City's Deferred Compensation 457 plan shall be paid out at the member's current base rate

Other Rules:

- Vacation hours shall not be accrued in excess of the annual accrual Cap based on years of service.
- *An employee shall not be eligible to take annual vacation leave during the same year it is earned (CSR&R Rule XII, Section 214,i)*
 - *City agrees to amend this Rule when CSR&Rs are updated.*
- Accrued vacation leave will be paid out at separation at the employee's current base rate of pay.
- Vacation hours will be considered hours worked when computing overtime.

THE CITY OF MONTEBELLO MANAGEMENT PROFESSIONALS' ASSOCIATION

SECTION C SICK LEAVE ACCRUAL

1. Accrual and Cap: Employees covered under this MOU shall accrue sick leave and shall have a maximum sick leave accrual cap in the amounts listed below.

ACCRUAL PER PAY PERIOD	ANNUAL ACCRUAL	ACCRUAL CAP
3.692	96	1040

2. Sick leave may be utilized for:

- Personal illness or injury of the employee;
- Authorized emergency leave; Serious illness or injury of the employee's spouse, state registered domestic partner, or child, parents, siblings, grandparents, any of which that reside in the unit employee's residence (in accordance with Labor Code §§ 233);
- Where an employee which is a victim of domestic violence, sexual assault, or stalking, for the purposes described in Labor Code sections 230 © and 230.1(a);
- Cases of quarantine;
- Where exposure to contagious diseases would endanger the health of other employees.

Other Rules:

Sick leave may be taken in increments of one-half (1/2) hour or more.

Sick leave may not be used for disapproved vacation leave.

For absences of over two (2) days, a medical certificate from a qualified physician may be required.

In order to receive compensation while absent on sick leave, except in an emergency or due to extenuating circumstances, the employee shall notify their immediate supervisor, at least one (1) hour prior to employee's scheduled shift/start time. In an emergency, the employee shall report to their supervisor as soon as the situation reasonably allows.

** Sick hours will not be considered hours worked when computing overtime.

** After sick leave has been exhausted, employee may use earned vacation

SICK LEAVE CASH OUT OPTIONS AT SEPARATION

OPTION 1:

Payout at separation based on years of service at current base pay, up to 720 hours:

YEARS OF CONTINUOUS YEARS OF MONTEBELLO SERVICE	PAY OUT AT SEPARATION UP TO 720 HOURS BASED ON YEARS OF MONTEBELLO SERVICE
Less than five	0%
At least five but less than ten	25%
At least ten but less than fifteen	50%
At least fifteen but less than twenty	75%
Twenty or more	100%

THE CITY OF MONTEBELLO MANAGEMENT PROFESSIONALS' ASSOCIATION

OPTION 2 (AT RETIREMENT ONLY):

Sick Leave Conversion to Service Credit:

In accordance with Government Code Section 20965, the City will continue the process to evaluate the cost to amending its retirement contract with CalPERS to include the Sick Leave Conversion Benefit. Upon amendment, employees would have the option to convert any unused Sick Leave hours to CalPERS service credit upon retirement from the City of Montebello.

SECTION D HOLIDAY BANK

Effective the first full pay period after the City Council's adoption of this MOU, unit employees will receive a prorated bank of holiday hours, based on their work schedules (as stated below), for the remaining holidays occurring this calendar year.

Holiday Hour Bank	Accrual/Cash Out
12 Holidays x# of regular shift hours	Automatic cash out the second (2 nd) pay period in January of each calendar year

Holidays

1. NEW YEAR'S DAY - January 1st
2. MARTIN LUTHER KING, Jr. DAY- Third Monday in January
3. PRESIDENT'S DAY- Third Monday in February
4. MEMORIAL DAY- Last Monday in May
5. JUNETEENTH - June 19th
6. INDEPENDENCE DAY- July 4th
7. LABOR DAY- First Monday in September
8. COLUMBUS DAY/INDEGINOUS PEOPLE'S DAY- Second Monday in October
9. VETERAN'S DAY- November 11th
10. THANKSGIVING DAY- Fourth Thursday in November
11. DAY AFTER THANKSGIVING - Fourth Friday in November
12. CHRISTMAS DAY - December 25th

Annual Holiday Bank

In the pay period containing January 1st of each year, a holiday bank shall be established for each unit employee at the rate of twelve (12) full-day holidays which occurs during the calendar year. The bank of hours will correlate to the employees current shift schedule.

Shift schedule	Holiday Hours Annually
4/10 schedule	120 hours
3/12 & 8 schedule	144 hours
9/80 schedule	108 hours
5/40 schedule	96 hours

Employees entering the unit during the calendar year shall have a pro-rated holiday bank established that contains all designated holidays remaining in the calendar year following their effective date of hire or entry into the unit.

THE CITY OF MONTEBELLO MANAGEMENT PROFESSIONALS' ASSOCIATION

Employee's whose regular schedule work-day occurs on an observed holiday may use their holiday hours at the discretion of the managing department, subject to department rules and guidelines.

Cash Out of Remaining Holiday Hours

- During the second (2nd) pay period in January of each calendar year, each unit employee shall receive a cash payment, for all remaining time in their holiday bank from the previous calendar year, at the current base pay.

There shall be no carryover of any unused holiday hours from one calendar year to another.

Observation of Holidays

- Designated holidays falling on a Monday through Thursday shall be observed by the City on the actual date of the designated holiday.
- Designated holidays falling on a Friday, Saturday or Sunday those hours will be banked to each employee's holiday bank for use upon request and approval or cashed out during the second (2nd) pay period in January, if unused.

Employees Separating from the City

- Employees who leave City employment shall be paid a pro-rata amount of unused holiday time. The separating employee shall be paid all unused holiday hours equivalent to the number of recognized City holidays that occur between January 1st and the date of the employee's separation, at the current base rate of pay.

** Holiday hours will not be considered hours worked when computing overtime.

** In order to receive holiday pay an employee shall work or have approved leave time off on their last scheduled shift immediately preceding the holiday, and their first scheduled shift immediately after the holiday.

SECTION E ADMINISTRATIVE LEAVE

Unit members will receive fifty (50) hours of Administrative Leave during the first full pay period each January. Upon posting administrative leave hours, any unused administrative leave hours remaining from the previous calendar year will be automatically paid off at the current rate of pay plus incentives.

ARTICLE IV - RETIREMENT

SECTION A CALPERS RETIREMENT TIERS

The City offers a defined retirement benefit plan through the California Public Employees' Retirement System ("CalPERS"). There are two (2) tiers of the retirement benefit plan depending on date of hire and/or status as "new member", as defined by the Government Code, which define the employee contribution/cost sharing as follows:

1. **Retirement Tier 1:** Employees hired prior to January 1, 2013 or who are not "new members" under the California Public Employees' Pension Reform Act of 2013 ("PEPRA"), Gov. Code § § 7533, et seq. These employees are also referred to as "Classic CalPERS Members".

THE CITY OF MONTEBELLO MANAGEMENT PROFESSIONALS' ASSOCIATION

- a. CalPERS retirement formula is 2.7% @ 55
2. **Retirement Tier 2:** Employees Hired on or after January 1, 2013 and who are defined by the Public Employees' Pension Reform Act (PEPRA) as "new members"
 - a. CalPERS retirement formula is 2.0% @ 62

SECTION B EMPLOYEE CALPERS CONTRIBUTION

1. Classic CalPERS Members (as defined by CalPERS):

Classic CalPERS Members pay the eight percent (8%) employee contributions toward their CalPERS pension.

2. CalPERS (PEPRA) Members (as defined by CalPERS):

New CalPERS (PEPRA) unit members, including each newly hired unit member, shall continue to pay their obligatory "half the actuarial normal cost" of their pension benefit (as determined and regularly adjusted by CalPERS). The current normal cost obligation for each PEPRA unit member is seven percent (7%), with potential mandated upward adjustments thereafter as determined annually by CalPERS actuarial valuation reports. The City is prohibited by PEPRA from paying any portion of the member contribution for PEPRA members.

ARTICLE V – POST RETIREMENT BENEFIT PROVISIONS

SECTION A RETIREE HEALTH BENEFITS

Full-time unit members hired prior to June 12, 2019:

The City agrees to continue to provide the Retiree Health Benefit, with qualifying prerequisites, terms and provisions as outlined in Resolution 04-08A, to all full-time members in the bargaining unit that were and currently are employed by the City as of June 12, 2019. Eligible members of the bargaining unit must have completed a minimum of (15) years of service as a full-time employee to receive the Retiree Health Benefit. Years of City service in a part-time position do not count toward the prerequisite years of service or eligibility and will not be considered as qualifying.

All full-time employees in the bargaining unit hired after June 12, 2019 shall only receive the minimum health premium contribution as set forth in Government Code section 22892.

ARTICLE VI - MISCELLANEOUS PROVISIONS

SECTION A UNIT WORK SCHEDULES

1. Members of this unit may be assigned to the following work schedules dependent on organizational need.

THE CITY OF MONTEBELLO MANAGEMENT PROFESSIONALS' ASSOCIATION

4/10 Work Schedule

9/80 Work Schedule

5/40 Work Schedule

2. Work Schedule Changes: Work schedule changes shall require a minimum of fourteen (14) calendar days' notice, except in the case of an emergency as determined by management.

SECTION B MANAGEMENT RIGHTS

Nothing in this agreement shall be construed to prohibit the City from exercising all management rights and prerogatives except those expressly waived in this agreement. The City has all rights to manage the City including the establishing of rules, directives and orders except those expressly waived by this agreement. It is recognized that, except as expressly provided in this agreement, the City shall retain whatever rights and authority are necessary for it to operate and direct affairs of the City in all of its various aspects, including but not limited to the right to direct the working forces; to plan, direct and control operations and services of the City; to determine the methods, means, organization and number of personnel by which such operations and services are to be conducted; to assign and transfer employees; to schedule working hours and to assign overtime; to determine whether goods or services should be made or purchased; to hire, promote, suspend, discipline, or discharge in compliance with employment law; to make and enforce.

SECTION C AVOIDANCE OF INEQUITIES

The City Manager shall possess the authority to promote equity and equality, directly and indirectly, to reduce instances of poverty. The authority of the City Manager shall encompass but not limited: to adjustment of the distribution of unequal and/or unjust resources and opportunities among employees of City of Montebello, to treat people uniquely by public policy to compensate for different circumstances, to adjust pay increases wherein inequity is present, to boost social cohesion and reduce political conflict.

SECTION D SHARED AGREEMENT CLAUSE

Nothing in this Agreement shall limit the Parties' ability to mutually agree, in writing, to implement different terms than those provided in this Agreement.

ARTICLE VII - EFFECTIVE DATE AND TERM OF AGREEMENT

This MOU shall be of no force and effect unless or until adopted by City Council. If adopted, the term of this MOU shall be for three and one-half (3 ½) years. **From 1/1/2022 to 6/30/2025.**

John Soria

Date

Montebello Management Professionals' Association President

René Bobadilla

Date

City Manager

DRAFT



The Montebello Management Professionals' Association

REPRESENTED CLASSIFICATIONS

Accounting Manager
Assistant Director of Finance
Assistant Director of Fire
Assistant of Human Resources
Assistant Director of Planning & Community Development
Assistant Director of Public Affairs
Assistant Director Of Public Works
Assistant Director of Recreation & Community Services
Assistant Director of Transportation
Building Official
Code Enforcement Manager
Construction Manager
Deputy Director Of Public Works
Deputy Director of Transportation
Economic Development Manager
Fleet Maintenance Manager
Fleet Services Manager
Housing Manager
Human Resources Analyst
Human Resources Manager
Information Systems Manager
Planning Manager
Public Information Officer
Public Works Manager
Public Works Superintendent
Recreation Manager
Risk Management Analyst
Risk Manager
Senior Deputy City Clerk
Senior Human Resources Analyst
Superintendent/Facility Manager
Transit Administration Manager
Transit Operations Manager



**City of Montebello, California
Policy & Procedures Manual**

2.060.590 Bilingual Pay

Purpose

The purpose of this policy is to provide compensation guidelines for City employees that provide bilingual services to the residents and customers of the City of Montebello. This policy applies to only full-time employees.

Policy

It is the policy of the City to identify employees in positions designated as bilingual by the Director of Human Resources, that require, as a condition of employment, the performance of verbal and written bilingual skills, shall be entitled to Bilingual pay.

- A.** The City has identified and approved through demographical data the need for providing bilingual services in the following languages: Spanish, Russian, Chinese, Armenian, Korean, or Sign Language.
- B.** The Human Resources Department has identified and approved positions and level of required fluency in the second language that meet the operational needs of the City and its citizens.
- C.** The Human Resources Department shall contract with a third-party vendor to provide a testing system for compensating employees based on City needs.

Procedure

- A.** Employees must submit in writing a request to test for Bilingual Pay.
- B.** Employee must pass a bilingual proficiency test, in addition to any other job-related test requirement for a position.
- C. Testing:**
 - 1.** Bilingual proficiency will be determined by standardized competency tests contracted through a third-party vendor by Human Resources.
 - 2.** The Human Resources Department will communicate with the Department when an employee has passed the competency test, the employee's



APPENDIX A

City of Montebello, California Policy & Procedures Manual

Department will submit a personnel action form for the incentive pay to begin on the 1st of the next month.

D. *Compensation:* Compensation shall be based on Bargaining Unit agreements:

Prior to May 2022:

Bargaining Unit	Monthly Incentive
Montebello Firefighters' Association	\$100
Montebello Fire Management Association	\$100
Montebello Police Officers' Association	\$100
Montebello Police Management Association	\$100
Montebello Supervisors' Association	\$80
Montebello Mid-Management Association	\$70
Montebello City Employees' Association	\$80
Montebello Management Professionals' Association	\$80
Un-represented full-time	\$80

Effective July 1, 2022:

The Bilingual incentive will be based on the following criteria, and compensation for successfully passing an assessment for each (one language only):

- Speaking - \$50.00 per month
- Writing - \$50.00 per month
- Reading - \$50.00 per month

APPENDIX A



City of Montebello, California Policy & Procedures Manual

- A. Staff currently receiving the bilingual incentive do not have to test again, unless they want to upgrade to the new three-pronged criteria and earn the increased compensation as outlined above.
- B. Bilingual incentive will be calculated into overtime compensation when applicable.
- C. Bilingual incentive pay will be reported as Special Compensation to CalPERS as applicable.
- D. **Administration:** The Human Resources Department is responsible for administering the Bilingual Pay Policy. The Human Resources Department responsibilities shall also include a periodic review and report on the number and location of positions designated as bilingual.

(Revised: 04/27/2022)



**City of Montebello, California
Policy & Procedures Manual**

2.060.565 Bereavement Leave

Purpose

The purpose of this policy is to provide guidelines for the use of leave associated with bereavement of an immediate family member.

Policy

It is the policy of the City to provide "Bereavement Leave" to full-time city employees to attend to the details of, and to grieve the death of an *immediate family member*.

- A. "*Immediate family member*" shall mean the employee's parent, sibling, mother-in-law, father-in-law, spouse or registered domestic partner, child, grandparent, grandchild (including "Step" family members).
- B. Full-time City employees shall be eligible to utilize up to 3 workdays/1-full fire safety personnel shift of bereavement leave annually, that will not be charged against their accrued annual or sick leave.
- C. In the event more than one request for use of bereavement leave per annum is requested by a full-time employee, their request to utilize up to 3 workdays/1-full fire safety personnel shift may be approved.
 - 1. In this event, the affected employee shall utilize either annual or sick leave they have accrued.
 - 2. If the affected employee does not have sufficient accrued hours banked, they may be granted the leave without pay.
- D. Part-time employees may be granted bereavement leave without pay following the same criteria as that of full-time employees.

Procedure

- A. It shall be the responsibility of the affected employee to immediately notify their immediate supervisor of the need to utilize bereavement leave.
 - 1. The immediate supervisor shall complete the necessary documentation to facilitate the use of bereavement leave.



APPENDIX B

City of Montebello, California Policy & Procedures Manual

2. The immediate supervisor shall ensure the appropriate authorities are notified of the leave notification.

B. Upon return of the affected employee, any additional documentation and signatures shall be obtained.

C. In the event additional hours are requested, the affected employee shall make the request in writing providing the reasons for such need.

1. Upon receiving the request for additional hours, the immediate supervisor shall forward the request to the appointing authority with their recommendation.
2. Use of accrued annual or sick hours shall be utilized for any additional hours requested above the allotted bereavement leave.

Montebello Fire Management Association	48 hours/1 shift (Fire Battalion Chief & Deputy Fire Chief) 30 hours (Fire Marshal)
Montebello Firefighters' Association	48 hours/1 shift
Montebello Police Management Association	30 hours
Montebello Mid-Management Association	30 hours
Montebello Supervisors Association	30 hours
Montebello Police Officers' Association	30 hours
Montebello City Employees' Association	30 hours
Montebello Management Professionals' Association	30 hours
Non Represented Full Time	30 hours

(Revised: 04/27/22)



**City of Montebello, California
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2.060.227 Longevity Pay

Purpose

The purpose for longevity pay is to recognize long-term service employees that work for the City of Montebello.

Policy

The City will pay the agreed upon amount for longevity pay as adopted by City Council.

Procedure

Each department will keep track of their employees' dates of service and eligibility for longevity pay. The department will issue a personnel action form to the Human Resources Department to reflect the start of eligibility and each increase to the longevity pay tier based on the employees' collective bargaining agreement.

MONTEBELLO POLICE MANAGEMENT ASSOCIATION

A. For longevity purposes only, the following shall count as LAW ENFORCEMENT SERVICE:

a. For full- time City of Montebello employees who are in either the MPMA unit or the MPOA unit as of July 1, 2019, all continuous service as an active, full-time City of Montebello law enforcement department member, whether sworn or unsworn, plus any verifiable prior laterals continuous service as an active, full-time sworn police, police supervisory, or police management unit member, shall count toward years of longevity.

b. For MPMA unit members who join the MPMA unit on or after July 1, 2019 without prior continuous service as an active, full-time City of Montebello law enforcement department member, only verifiable prior lateral continuous service as a full- time sworn

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police, police supervisory, or police management unit member shall count toward years of longevity.

B. Considering the definition of LAW ENFORCEMENT SERVICE in paragraph 4. A., beginning with the first pay period of the seventh (7th) year of continuous, aggregate active LAW ENFORCEMENT SERVICE, and continuing through the completion of the unit member's 11th year of continuous, aggregate active LAW ENFORCEMENT SERVICE, an MPMA unit member shall receive 4% of his/her Base Salary as Longevity Pay (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary. Aggregate active service time shall not include any overlapping service time (i.e. service time cannot count twice for overlapping time periods).

C. Considering the definition of LAW ENFORCEMENT SERVICE in paragraph 4.A., beginning with the first pay period of the twelfth (12th) year of continuous, aggregate active LAW ENFORCEMENT SERVICE, and continuing through the completion of the unit member's 19th year of continuous, aggregate active LAW ENFORCEMENT SERVICE, an MPMA unit member shall receive 7% of his/her Base Salary as Longevity Pay (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary. Aggregate active service time shall not include any overlapping service time (i.e. service time cannot count twice for overlapping time periods).

D. Considering the definition of LAW ENFORCEMENT SERVICE in paragraph 4.A, beginning with the first pay period of the twentieth (20th) year of continuous, aggregate active LAW ENFORCEMENT SERVICE, and continuing through the completion of the unit member's 25th year of continuous, aggregate active LAW ENFORCEMENT SERVICE, an MPMA unit member shall receive 10% of his/ her Base Salary as Longevity Pay (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary. Aggregate active service time shall not include any overlapping service time i.e. service time cannot count twice for overlapping time periods).

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E. Considering the definition of LAW ENFORCEMENT SERVICE in paragraph 4.A, beginning with the first pay period of the twenty sixth (26th) year of continuous, aggregate active LAW ENFORCEMENT SERVICE, and continuing through the MPMA unit member's remaining years of full- time City MPMA unit service, an MPMA unit member shall receive 13% of his/ her Base Salary as Longevity Pay (which shall be reported to Ca1PERS as special pay) in addition to the unit member's Base Salary. Aggregate active service time shall not include any overlapping service time (i.e. service time cannot count twice for overlapping time periods).

MONTEBELLO FIRE MANAGEMENT ASSOCIATION

Effective the first (1st) full pay period after MOU adoption, for full-time City of Montebello employees who are in the MFMA unit, all continuous service as an active, full-time City of Montebello fire service sworn, plus any verifiable prior Lateral continuous service with another fire service agency as an active, full-time sworn firefighter, firefighter paramedic, fire engineer, fire captain, or fire battalion chief shall count toward years of longevity.

Effective the first (1st) full pay period after MOU adoption, Longevity pay shall consist of:

A. A (4%) base salary increase at the completion of five (5) years aggregate active service as a full-time City of Montebello sworn fire personnel unit member which the unit member shall continue to receive through the completion of the unit member's 10th year.

B. The (4%) base salary increase shall be increased to a (7%) base salary increase at the completion of ten (10) years aggregate active service as a full-time City of Montebello sworn fire personnel unit member which the unit member shall continue to receive through the completion of the unit member's 15th year.

C. The (7%) base salary increase shall be increased to a (10%) base salary increase at the completion of fifteen (15) years aggregate active service as a full- time City of

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Montebello Sworn personnel unit member which the unit member shall continue to receive through the completion of the unit member's 20th year.

D. The (10%) base salary increase shall be increased to a (13%) base salary increase at the completion of twenty (20) years aggregate active service as a full-time City of Montebello sworn personnel unit member which the unit member shall continue to receive for the unit member's remaining years of full- time City sworn personnel unit member service.

MONTEBELLO MID-MANAGEMENT ASSOCIATION

A. Beginning the first pay period after **June 26, 2019**, each MMMA unit member with ten (10) years of aggregate full- time City service shall be eligible for longevity pay. Longevity pay shall consist of a base salary pay increase at the following eligibility benchmarks and shall not be cumulative:

After 10 years of full- time service	1. 5 % base salary increase
After 15 years of full- time service	2. 5 % base salary increase
After 20 years of full- time service	3. 5 % base salary increase
After 25 years of full-time service	5. 0 % base salary increase

B. A one and half (1.5%) percent base salary increase at the completion of ten (10) years of aggregate full-time City service which the unit member shall continue to receive through the completion of the unit member's 14th year.

C. A two and a half (2.5%) percent base salary increase at fifteen (15) years of aggregate full-time City service which the unit member shall continue to receive through the completion of the unit member's 19th year.

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D. A three and a half (3.5%) percent base salary increase at twenty (20) years of aggregate fulltime City service which the unit member shall continue to receive through the completion of the unit member's 24th year.

E. A five (5.0%) percent base salary increase at twenty five (25) years of aggregate full-time City service and the unit member shall continue to receive thereafter.

MONTEBELLO SUPERVISORS' ASSOCIATION

A. Beginning the first pay period after **May 15, 2019**, each MSA unit member with ten (10) years of aggregate full- time City service shall be eligible for longevity pay. Longevity pay shall consist of a base salary pay increase at the following eligibility benchmarks and shall not be cumulative:

After 10 years of full- time service	1. 5 % base salary increase
After 15 years of full- time service	2. 5 % base salary increase
After 20 years of full- time service	3. 5 % base salary increase
After 25 years of full-time service	5. 0 % base salary increase

B. A one and half (1.5%) percent base salary increase at the completion of ten (10) years of aggregate full-time City service which the unit member shall continue to receive through the completion of the unit member's 14th year.

C. A two and a half (2.5%) percent base salary increase at fifteen (15) years of aggregate full- time City service which the unit member shall continue to receive through the completion of the unit member's 19th year.

D. A three and a half (3.5%) percent base salary increase at twenty (20) years of aggregate full- time City service which the unit member shall continue to receive through the completion of the unit member's 24th year.



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E. A five (5.0%) percent base salary increase at twenty five (25) years of aggregate full-time City service and the unit member shall continue to receive thereafter.

MONTEBELLO CITY EMPLOYEES' ASSOCIATION

A. Beginning the first pay period after **April 22, 2019**, each MCEA unit member with ten (10) years of aggregate full-time City service shall be eligible for longevity pay. Longevity pay shall consist of a base salary pay increase at the following eligibility benchmarks and shall not be cumulative:

After 10 years of full-time service	1.5 % base salary increase
After 15 years of full-time service	2.5 % base salary increase
After 20 years of full-time service	3.5 % base salary increase
After 25 years of full-time service	5.0 % base salary increase

B. A one and half (1.5%) percent base salary increase at the completion of ten (10) years of aggregate full-time City service which the unit member shall continue to receive through the completion of the unit member's 14th year.

C. A two and a half (2.5%) percent base salary increase at fifteen (15) years of aggregate full-time City service which the unit member shall continue to receive through the completion of the unit member's 19th year.

D. A three and a half (3.5%) percent base salary increase at twenty (20) years of aggregate full-time City service which the unit member shall continue to receive through the completion of the unit member's 24th year.



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E. A five (5.0%) percent base salary increase at twenty five (25) years of aggregate full-time City service and the unit member shall continue to receive thereafter.

MONTEBELLO FIREFIGHTERS' ASSOCIATION

A. For longevity purposes only, the following shall count as LATERAL SWORN FIRE SERVICE:

For full-time City of Montebello employees who are in the MFA unit as of October 1, 2019, all continuous service as an active, full-time City of Montebello fire service sworn, plus any verifiable prior Lateral continuous service with another fire service agency as an active, full-time sworn firefighter, firefighter paramedic, fire engineer, or fire captain shall count toward years of longevity.

Each unit member with ten (10) years aggregate service as a full-time sworn Fire Service unit member shall be eligible for longevity pay. Thereafter, each unit member who attains ten (10) years aggregate service as a full-time firefighter shall be eligible for longevity pay. Longevity pay shall consist of:

B. Beginning with the first pay period after completion of ten (10) years aggregate active service as a full-time City firefighter unit member and continuing through the completion of the unit member's 15th year of full-time City firefighter unit member service, the unit member shall receive 3% of his/her Base Salary (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary.

C. Beginning with the first pay period after completion of fifteen (15) years aggregate active service as a full-time City firefighter unit member and continuing through the completion of the unit member's 20th year of full-time City firefighter unit member service, the unit member shall receive 4½% of his/her Base Salary (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary.



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D. Beginning with the first pay period after completion of twenty (20) years aggregate active service as a full-time City firefighter unit member and continuing through the completion of the unit member's 25th year of full-time City firefighter unit member service, the unit member shall receive 6% of his/her Base Salary (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary.

E. Beginning with the first pay period after completion of twenty-five (25) years aggregate active service as a full-time City firefighter unit member and continuing for the unit member's remaining years of full-time City firefighter unit member service, the unit member shall receive 7.5% of his/her Base Salary (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary.

MONTEBELLO POLICE OFFICERS' ASSOCIATION

Current longevity rates, and definitions of qualifying law enforcement service for purpose of longevity, shall be modified as follows, effective July 1, 2019:

A. For longevity purposes only, the following shall count as LAW ENFORCEMENT SERVICE:

a. For full- time City of Montebello employees who are in the MPOA unit as of July 1, 2019, all continuous service as an active, full- time City of Montebello law enforcement department member, whether sworn or unsworn, plus any verifiable prior lateral continuous service as an active, full-time sworn police, police supervisory, or police management unit member, shall count toward years of longevity.

b. For MPOA unit members who join the MPOA unit on or after July 1, 2019 without prior continuous service as an active, full-time City of Montebello law enforcement department

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member, only verifiable prior lateral continuous service as a full-time sworn police, police supervisory, or police management unit member shall count toward years of longevity.

B. Considering the definition of LAW ENFORCEMENT SERVICE in paragraph 4. A. beginning with the first pay period of the seventh (7th) year of continuous, aggregate active LAW ENFORCEMENT SERVICE, and continuing through the completion of the unit member's 11th year of continuous, aggregate active LAW ENFORCEMENT SERVICE, an MPOA unit member shall receive 4% of his/her Base Salary as Longevity Pay (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary. Aggregate active service time shall not include any overlapping service time (i.e. service time cannot count twice for overlapping time periods).

C. Considering the definition of LAW ENFORCEMENT SERVICE in paragraph 4. A., beginning with the first pay period of the twelfth (12th) year of continuous, aggregate active LAW ENFORCEMENT SERVICE, and continuing through the completion of the unit member's 19th year of continuous, aggregate active LAW ENFORCEMENT SERVICE, an MPOA unit member shall receive 7% of his/ her Base Salary as Longevity Pay (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary. Aggregate active service time shall not include any overlapping service time (i.e. service time cannot count twice for overlapping time periods).

D. Considering the definition of LAW ENFORCEMENT SERVICE in paragraph 4.A, beginning with the first pay period of the twentieth (20th) year of continuous, aggregate active LAW ENFORCEMENT SERVICE, and continuing through the completion of the unit member's 25th year of continuous, aggregate active LAW ENFORCEMENT SERVICE, an MPOA unit member shall receive 10% of his/ her Base Salary as Longevity Pay (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary. Aggregate active service time shall not include any overlapping service time i.e. service time cannot count twice for overlapping time periods).

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E. Considering the definition of LAW ENFORCEMENT SERVICE in paragraph 4.A, beginning with the first pay period of the twenty sixth (26th) year of continuous, aggregate active LAW ENFORCEMENT SERVICE, and continuing through the unit member's remaining years of full-time City MPOA unit service, an MPOA unit member shall receive 13% of his/her Base Salary as Longevity Pay (which shall be reported to CalPERS as special pay) in addition to the unit member's Base Salary. Aggregate active service time shall not include any overlapping service time (i.e. service time cannot count twice for overlapping time periods).

FULL-TIME NON-REPRESENTED EMPLOYEES

MONTEBELLO MANAGEMENT PROFESSIONALS' ASSOCIATION

A. Effective April 28, 2019, each non-represented full-time employee with ten (10) years of aggregate full-time City service shall be eligible for longevity pay. Longevity pay shall consist of a base salary pay increase at the following eligibility benchmarks and shall not be cumulative:

After 10 years of full- time service	1.5 % base salary increase
After 15 years of full- time service	2.5 % base salary increase
After 20 years of full- time service	3.5 % base salary increase
After 25 years of full-time service	5.0 % base salary increase

B. A one and half (1.5%) percent base salary increase at the completion of ten (10) years of aggregate full-time City service which the unit member shall continue to receive through the completion of the unit member's 14th year.

C. A two and a half (2.5%) percent base salary increase at fifteen (15) years of aggregate full-time City service which the unit member shall continue to receive through the completion of the unit member's 19th year.

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D. A three and a half (3.5%) percent base salary increase at twenty (20) years of aggregate fulltime City service which the unit member shall continue to receive through the completion of the unit member's 24th year.

E. A five (5.0%) percent base salary increase at twenty five (25) years of aggregate full-time City service and the unit member shall continue to receive thereafter.

(Revised: 04/27/2022)



**City of Montebello, California
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2.060.517 Education Reimbursement Program

Purpose:

To define who and under what circumstances City employees may receive education reimbursement and to outline the procedure by which reimbursement may be obtained.

Policy:

A. Applications for education reimbursement must be from full-time, non-temporary, employees of the City. (Probationary employees will be considered eligible.)

B. Course(s) selected must be of such a nature that it benefits the City and better enables the employee to carry out present duties and will prepare the employee for increased responsibilities and/or promotion. **(An employee seeking a college degree will be eligible for reimbursement for those courses that qualify them for such degree. However, the declared major must have reasonable relevance to the job.)**

C. Courses other than those qualifying for reimbursement under paragraph B may be approved for reimbursement under this policy with the prior approval of the Director of Human Resources and the City Administrator upon submission of justification by the Appointing Authority. However, costs associated with non-classroom thesis production courses are not subject to reimbursement.

D. Employees desiring reimbursement must attend such courses on their own time after work hours and must complete the course with a passing grade of at least "C" or equivalent.

E. Reimbursement will be made for tuition at rates specified in H below, books, fire certification, lab fees, and all other fees required to take a class or classes. **Student body fees will be included; however, parking fees are excluded from reimbursement.**

F. Should an employee separate from the City's service within one year after beginning any course reimbursed by the City, the cost of such course will be deducted from the employee's last paycheck. The Director of Human Resources shall be responsible for informing the Finance Department of any such amounts to be deducted.

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G. Approval will be limited to courses taken at accredited universities, state colleges and community colleges, approved correspondence courses, high school and adult education, technical and vocational schools.

H. Employees may attend any accredited or other institution approved by the City Manager or designee. **However, education reimbursement rates are based on current California State University rates. A cap of \$1,500 per fiscal year will be granted to each eligible employee, with the exception of members of the Montebello Police Officers' Association who's members have an annual maximum of \$2,000.**

I. Employees scheduled by the City to take specialized courses or special seminars on work time will not be subject to the requirements of this policy.

Procedure:

A. In order for an employee to be eligible to receive reimbursement for tuition, fees and books, or fire certification by the State Fire Marshal, he/she must acquire prior approval of the course(s) from the Department Head, the Director of Human Resources and City Manager by submitting the Course Approval Form. This form shall be returned to the Department Head upon approval by the Director of Human Resources and the City Manager.

B. Upon receiving verification of enrollment and grade or certification, with receipts for tuition and books or for fire certification, the Department Head will submit the Educational Reimbursement Application to the Director of Human Resources with the approved Course Approval Form and a Request to Issue a Warrant made out to the employee receiving the reimbursement. **Documentation must be submitted within two months of class completion.**

C. Upon timely receipt of these materials, the Director of Human Resources shall have the responsibility for processing the claim for reimbursement.

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(Prior Policy #V-B-25, 07/01/73; AUTHORITY: C/ADMIN)

(Revised: 07/28/21)



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2.060.504 Employee Compensation and Benefits

Purpose

Is to provide a description of the City's employee compensation and benefits packages.

Policy

It is the policy of the City to recognize the significant role that its workforce plays in fulfilling its public service mission. The City recognizes that maintaining a competitive compensation system is critical to its goal of delivering public services to its citizens. Therefore, the City strives to provide compensation for its employees to attract qualified applicants, retain employees who are equally committed to public service, and motivate employees to maintain the highest standards of performance.

- A. With this goal in mind, the City shall compensate employees in accordance with decisions made by Council as budgets are set. Pay for positions are subject to the annual budgetary process and current employee organization MOU's; and as such, may be subject to increase, reduction, or status quo maintenance for fixed time periods.
- B. **TOTAL COMPENSATION PHILOSOPHY:** The City is committed to providing a range of public services to its citizens by fostering an environment that embraces respect for the worth of each employee and to pursue the same towards its total compensation package that includes salary and benefits. The City's philosophy is consistent across units with practices that may differ to meet the unique needs of division, department, employee classifications and performance. The City's total compensation package is guided by the following principles:
 - 1. The City's total compensation package shall be reviewed against appropriately defined labor markets.
 - 2. The City's total compensation package shall comply with all applicable state and federal laws.
 - 3. Salaries are managed through a simple, clear program that is consistent with the City's strategic and organizational objectives.

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- C. The Council reserves the right to make budget adjustments, and consequently direct pay adjustments during the budget year in order to manage their fiscal responsibilities or deal with unforeseen circumstances that justify or require changes to City expenditures.

Procedure

- A. **Compensation (Salary) Schedules:** All employee classifications shall receive a salary that is approved by City Council resolution each fiscal year.
- B. **Benefits:** In coordination with employee organizations MOU's, funding abilities, state and federal laws, and the City's total compensation philosophy, the following benefits are afforded to the full-time employees of the City of Montebello:

C. HEALTH INSURANCE THROUGH PEMHCA

- a. The City and the Association agree to contract for health benefits coverage through the Public Employees' Retirement System under the Public Employees' Medical Health Care Act (PEMHCA) Section 22751 et seq. of the Government Code.

D. HEALTH INSURANCE CITY CONTRIBUTION

- a. Effective March 27, 2008, the City will contribute the following amounts toward full-time employees' medical, dental & vision insurance:

COVERAGE	TOTAL CITY CONTRIBUTION)
1 Party	Full coverage
2 Party	\$840.00
3 Party	\$1,090.00

- b. Part-time employees who have become eligible for CalPERS membership and have worked 1000 hours in a fiscal year:



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- i. The contribution toward hourly EE's insurance who were eligible before 7/1/92 will be at the rate needed to fully pay 1 party coverage in the plan selected by the EE. For hourly EE who became eligible for insurance on or after 7/1/92 the City contribution toward the insurance package will be at the rate needed to pay 50% of one party coverage in the plan selected by the employee. [Res. 97-109]

E. Medical Insurance Opt-out Incentive

- a. An opt-out incentive is afforded to full-time and those hourly employees, who have benefits and were hired prior to 8/11/92, who decline the City's medical, dental and vision insurance package.
- b. Proof of medical coverage elsewhere will be required annually to continue participation in the cash incentive program.
- c. The monthly Medical Insurance Opt-Out incentive is \$350.00
- d. The monthly Medical Insurance Opt-Out incentive shall be computed when calculating overtime as applicable.
- e. The monthly Medical Insurance Opt-Out incentive shall be reported as Special Compensation to CalPERS as applicable.
- f. Employees who have an alternative source of health insurance must provide minimum essential health coverage pursuant to the U. S. Patient Protection and Affordable Care Act (ACA), and cover both the employee and all individuals in the employee's expected tax family, if any. During open enrollment or as otherwise required by the City, the employee must each year provide the City with an attestation or other reasonable documentation, subject to the City's approval confirming such alternate coverage. According to the ACA, the City must not make payment if the City knows that the employee or family member does not have the alternative coverage.

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(Revised: 03/21/95; 07/28/21)



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2.060.516 Jury Duty Compensation

Purpose

To establish a policy and define the procedure to be utilized concerning jury duty.

Policy

A. An employee of the City, who is in receipt of a juror summons and is required to serve, shall be paid up to 10 days of regular salary and benefits during each fiscal year while engaged in such activity on his or her regularly scheduled work days.

B. Compensation shall extend beyond the 10 days of salary and benefits only if the employee presents to the City a certified court document showing that a trial counsel and/or an official of the court estimated that the trial for which the employee was selected as a juror had been estimated to be concluded within the number of days remaining on the employee-juror's service period, not exceeding a maximum of 10 days. Under such circumstances, the employee shall receive his/her regular salary, minus any payments or fees received as a juror. The employee must remit any court or jury duty payments, excluding mileage reimbursement, to the City of Montebello.

Procedure

- A. Upon receipt of a jury summons, the employee is to notify his/her immediate supervisor, providing a copy of the summons, and follow all court-required procedures.
- B. At the first available opportunity after reporting to the court for service, the employee should notify the jury supervisor or appropriate court official that he or she is limited to 10 days of paid service.
- C. Many courts utilize a system requiring jurors to call in daily to receive assignment. The employee must notify his or her supervisor of the "call in"



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status. Unless ordered to report to court for service, the employee must report to work, if it is a regular workday. If ordered to report to court for active service, the employee must immediately notify his or her supervisor of the court assignment.

- D.** Upon being released from jury service, the employee must present proof of service from the court to his or her immediate supervisor on the next working day following the conclusion of service.
- E.** Any jury duty payment received from the court, minus mileage payment, which may be retained by the employee, shall be forwarded to the Payroll Division of the Finance Department upon return to work.

(Prior Policy #V-B-16, 07/09/82; AUTHORITY: C/ADMIN)

(Revised: 07/09/82, 09/90, 09/96, 12/13/96; 12/05; 07/28/21)

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2.060.528 Education Incentive Pay

Purpose

The Education Incentive Pay program rewards employees who take the initiative to increase their job worth by gaining job-related knowledge, behaviors, and personal and professional skills to significantly enhance their value to their department and the City.

Policy

The City will pay the agreed upon amount for education as agreed upon by City Council resolution.

Procedure

The department will issue a personnel action form to the Human Resources Department to reflect the start of eligibility and the monthly amount based on the employees' collective bargaining agreement.

MONTEBELLO POLICE MANAGEMENT ASSOCIATION

The City agrees to provide education incentive pay as follows:

<u>Degree or Certificate</u>	<u>Compensation</u>
A.A. or Intermediate POST	\$250/month
B.A./B.S. or Advanced POST	\$400/month

The above education incentive pay shall not be compounded if an employee holds more than one of the above qualifying degrees or POST (Peace Officer Standards and Training) certificates. Instead, the total amount of educational incentive pay for possessing any of the above qualifying degrees or certificates shall be capped at the amount associated with the highest qualifying degree or certificate possessed.

The City also agrees to establish a supplemental educational incentive pay for those employees that possess a supervisory or management POST certificate as follows:

Supervisory Certificate	\$150/month
Management Certificate	\$150/month

This supplemental educational incentive pay for possessing a supervisory and/or management POST certificate shall be in addition to any educational incentive pay earned for possessing one of the qualifying degrees or POST certificates as set forth above.

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MONTEBELLO FIRE MANAGEMENT ASSOCIATION

Effective the first pay period after MFMA ratification and City Council adoption of this MOU, the City agrees to provide an education incentive to unit members as follows and such incentives shall supersede and replace previous education incentives provided to unit members:

- A. \$ 250/ month for Firefighter 1 Certificate or AA/AS or 60 units
- B. \$ 400/ month for Firefighter II Certificate or BA/ BS or 120 units
- C. \$ 600/ month for Company Officer Certificate

The aforementioned education incentives shall not be stackable or cumulative. The unit MFMA member is entitled to a maximum of one education incentive at a time.

MONTEBELLO POLICE OFFICERS' ASSOCIATION

The City agrees to increase education incentive pay as follows:

<u>DEGREE OR CERTIFICATE</u>	<u>INCREASE FROM</u>	<u>INCREASE TO</u>
A.A. or Intermediate POST	\$150/month	\$250/month
B.A./B.S. or Advanced POST	\$300/month	\$400/month

Supervisory \$150/month

The above educational incentive pay shall not be compounded if an employee holds more than one of the above qualifying degrees or POST (Peace Officer Standards and Training) certificate. Instead, the total the total amount of educational incentive pay for possessing any of the above qualifying degrees or certificates shall be capped at the amount associated with the highest qualifying degree or certificate possessed.

The City also agrees to establish a supplemental educational incentive pay for those employees that possess a supervisory POST certificate in the amount of \$150/month. This supplemental educational incentive pay for possessing a supervisory POST certificate shall be in addition to any educational incentive pay earned for possessing one of the qualifying degrees or certificates as set forth above.

MONTEBELLO CITY EMPLOYEES' ASSOCIATION **MONTEBELLO MID-MANAGEMENT ASSOCIATION** **MONTEBELLO MANAGEMENT PROFESSIONALS' ASSOCIATION** **UNREPRESENTED FULL-TIME EMPLOYEES**

Full-time employees in the MCEA, MMMA, MSA, MMPA AND Unrepresented Full-time employees will receive an education incentive based on the highest completed degree. Degree incentive is not stackable.

Bachelor's Degree	\$200.00 per month
Master's or Doctoral Degree	\$400.00 per month

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Education Incentive pay will commence on the 1st day of the next month after submitting proof of Education to their department. The unit member's department will submit a personnel action form to Human Resources for the education incentive pay to be added to the member's salary.

(Revised: 04/27/2022)

RESOLUTION NO. 22-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEBELLO SPECIFYING CERTAIN EMPLOYEE BENEFITS AND EMPLOYMENT CONDITIONS FOR UNREPRESENTED NON-MANAGEMENT EMPLOYEES

RECITALS

WHEREAS, the City of Montebello values the work of all its employees and seeks to maintain fair and mutually beneficial terms and conditions of employment for the good of the City and the employees, and

WHEREAS, representatives of the City aim to memorialize a Resolution to align unrepresented non-management employee's benefits and employment conditions with the Montebello City Employees' Association (MCEA) tentatively agreed upon Memorandum of Understanding (MOU). As a result of such good faith negotiations, the City and the MCEA have tentatively agreed upon the MOU attached here (ATTACHMENT F).

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MONTEBELLO HEREBY RESOLVES, FINDS, AND DECLARES AS FOLLOWS:

SECTION 1: The MOU between the City of Montebello and the MCEA dated January 1, 2022 through June 30, 2025 and attached is pending approval (ATTACHMENT F).

SECTION 2: To approve a Resolution to memorialize and align the benefits and conditions of employment for unrepresented non-management employees with the MCEA employee group.

SECTION 3: To establish a compensation plan for non-management classification titles in the City's service and to implement the salary range for the following:

COMPENSATION

SALARY RANGE INCREASES

1. PLACEMENT ON NEW SALARY MATRIX

Positions covered under this Resolution shall be placed on the new salary range (number) as follows, effective on the dates noted below.

Members covered under this Resolution will be placed at the appropriate Step, within the new salary range, as noted in the tables below, that is closest to their current rate of pay at the time of City Council approval of this Resolution, without being less than their current rate of pay.

RESOLUTION NO. 22-28

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Effective January 01, 2022:

Position Title	New Range Number	New Annual Salary Range
Field Response Case Coordinator	10	\$41,561 – \$51,905
Senior Administrative Assistant	12	\$43,666 – \$54,533
Payroll Specialist	19	\$51,905 - \$64,823
Records Coordinator	22	\$55,896 – \$69,807
Payroll Coordinator	23	\$57,294 – \$71,552
Deputy City Clerk	24	\$58,726 – \$73,341
Human Resources Technician	27	\$63,242 – \$78,980
Social Work Supervisor	36	\$78,980 – \$98,636

Effective the first full pay period of July 2022:

Position Title	New Range Number	New Annual Salary Range
Field Response Case Coordinator	11	\$42,601 - \$53,203
Senior Administrative Assistant	13	\$44,758 - \$55,896
Payroll Specialist	21	\$54,533 - \$68,104
Records Coordinator	22	\$55,896 - \$69,807
Payroll Coordinator	24	\$58,726 - \$73,341
Deputy City Clerk	24	\$58,726 - \$73,341
Human Resources Technician	27	\$63,242 - \$78,980
Social Work Supervisor	38	\$82,979 - \$103,629

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Effective the first full pay period of July 2023:

Position Title	New Range Number	New Annual Salary Range
Field Response Case Coordinator	11	\$42,601 - \$53,203
Senior Administrative Assistant	14	\$45,877 - \$57,294
Payroll Specialist	23	\$57,294 - \$71,552
Records Coordinator	22	\$55,896 - \$69,807
Payroll Coordinator	24	\$58,726 - \$73,341
Deputy City Clerk	24	\$58,726 - \$73,341
Human Resources Technician	27	\$63,242 - \$78,980
Social Work Supervisor	40	\$87,179 - \$108,875

- No employee will have their rate of pay decreased upon implementation of the new salary ranges.
- Annual performance increases will remain on schedule for unit members who meet department expectations on their performance evaluation.
 - o Management reserves the right to increase an employee's salary by one (1) or two (2) steps based on their performance evaluation. Any increase beyond two (2) steps must be authorized by the City Manager, within the adopted salary range.

2. COST OF LIVING ADJUSTMENT (COLA)

Effective the first full pay period of July 2024, unit employees in all classifications shall receive a two percent (2.0%) salary adjustment.

Effective the first full pay period of July 2024:

Position Title	New Range Number	New Annual Salary Range
Field Response Case Coordinator	11	\$43,453 - \$54,267
Senior Administrative Assistant	14	\$46,794 - \$58,440

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Payroll Specialist	23	\$58,440 - \$72,983
Records Coordinator	22	\$57,014 - \$71,203
Payroll Coordinator	24	\$59,901 - \$74,808
Deputy City Clerk	24	\$59,901 - \$74,808
Human Resources Technician	27	\$64,507 - \$80,560
Social Work Supervisor	40	\$88,923 - \$111,053

SECTION 4: That the City Clerk shall certify to the passage and adoption of this Resolution and that the same shall be in full force and effect.

APPROVED AND ADOPTED this 27th day of April 2022.

Kimberly A. Cobos-Cawthorne, Mayor

ATTEST:

APPROVED AS TO FORM:

Christopher Jimenez, City Clerk

Arnold M. Alvarez-Glasman, City Attorney

RESOLUTION NO. 22-28

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STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF MONTEBELLO)

I, Christopher Jimenez, City Clerk of the City of Montebello, County of Los Angeles, State of California, hereby certify that the foregoing Resolution No. 22-28 was passed and adopted by the City Council of the City of Montebello, signed by the Mayor and attested by the City Clerk at a regular meeting of said Council held on the 27th day of April 2022 and that said Resolution was adopted by the following vote, to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

The undersigned, City Clerk of the City of Montebello, does hereby attest and certify that the foregoing Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of said City which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

DATE: _____

Christopher Jimenez, City Clerk

City of Montebello 2022 Proposed Salary Schedule

Salary Range											Salary Range
Salary Range	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	
0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0
1	\$33,280	\$34,112	\$34,965	\$35,839	\$36,735	\$37,653	\$38,595	\$39,559	\$40,548	\$41,562	1
2	\$34,112	\$34,965	\$35,839	\$36,735	\$37,653	\$38,595	\$39,559	\$40,548	\$41,562	\$42,601	2
3	\$34,965	\$35,839	\$36,735	\$37,653	\$38,595	\$39,559	\$40,548	\$41,562	\$42,601	\$43,666	3
4	\$35,839	\$36,735	\$37,653	\$38,595	\$39,559	\$40,548	\$41,562	\$42,601	\$43,666	\$44,758	4
5	\$36,735	\$37,653	\$38,595	\$39,559	\$40,548	\$41,562	\$42,601	\$43,666	\$44,758	\$45,877	5
6	\$37,653	\$38,595	\$39,559	\$40,548	\$41,562	\$42,601	\$43,666	\$44,758	\$45,877	\$47,024	6
7	\$38,595	\$39,559	\$40,548	\$41,562	\$42,601	\$43,666	\$44,758	\$45,877	\$47,024	\$48,199	7
8	\$39,559	\$40,548	\$41,562	\$42,601	\$43,666	\$44,758	\$45,877	\$47,024	\$48,199	\$49,404	8
9	\$40,548	\$41,562	\$42,601	\$43,666	\$44,758	\$45,877	\$47,024	\$48,199	\$49,404	\$50,639	9
10	\$41,562	\$42,601	\$43,666	\$44,758	\$45,877	\$47,024	\$48,199	\$49,404	\$50,639	\$51,905	10
11	\$42,601	\$43,666	\$44,758	\$45,877	\$47,024	\$48,199	\$49,404	\$50,639	\$51,905	\$53,203	11
12	\$43,666	\$44,758	\$45,877	\$47,024	\$48,199	\$49,404	\$50,639	\$51,905	\$53,203	\$54,533	12
13	\$44,758	\$45,877	\$47,024	\$48,199	\$49,404	\$50,639	\$51,905	\$53,203	\$54,533	\$55,896	13
14	\$45,877	\$47,024	\$48,199	\$49,404	\$50,639	\$51,905	\$53,203	\$54,533	\$55,896	\$57,294	14
15	\$47,024	\$48,199	\$49,404	\$50,639	\$51,905	\$53,203	\$54,533	\$55,896	\$57,294	\$58,726	15
16	\$48,199	\$49,404	\$50,639	\$51,905	\$53,203	\$54,533	\$55,896	\$57,294	\$58,726	\$60,194	16
17	\$49,404	\$50,639	\$51,905	\$53,203	\$54,533	\$55,896	\$57,294	\$58,726	\$60,194	\$61,699	17
18	\$50,639	\$51,905	\$53,203	\$54,533	\$55,896	\$57,294	\$58,726	\$60,194	\$61,699	\$63,242	18
19	\$51,905	\$53,203	\$54,533	\$55,896	\$57,294	\$58,726	\$60,194	\$61,699	\$63,242	\$64,823	19
20	\$53,203	\$54,533	\$55,896	\$57,294	\$58,726	\$60,194	\$61,699	\$63,242	\$64,823	\$66,443	20
21	\$54,533	\$55,896	\$57,294	\$58,726	\$60,194	\$61,699	\$63,242	\$64,823	\$66,443	\$68,104	21
22	\$55,896	\$57,294	\$58,726	\$60,194	\$61,699	\$63,242	\$64,823	\$66,443	\$68,104	\$69,807	22
23	\$57,294	\$58,726	\$60,194	\$61,699	\$63,242	\$64,823	\$66,443	\$68,104	\$69,807	\$71,552	23
24	\$58,726	\$60,194	\$61,699	\$63,242	\$64,823	\$66,443	\$68,104	\$69,807	\$71,552	\$73,341	24
25	\$60,194	\$61,699	\$63,242	\$64,823	\$66,443	\$68,104	\$69,807	\$71,552	\$73,341	\$75,175	25
26	\$61,699	\$63,242	\$64,823	\$66,443	\$68,104	\$69,807	\$71,552	\$73,341	\$75,175	\$77,054	26
27	\$63,242	\$64,823	\$66,443	\$68,104	\$69,807	\$71,552	\$73,341	\$75,175	\$77,054	\$78,980	27
28	\$64,823	\$66,443	\$68,104	\$69,807	\$71,552	\$73,341	\$75,175	\$77,054	\$78,980	\$80,955	28
29	\$66,443	\$68,104	\$69,807	\$71,552	\$73,341	\$75,175	\$77,054	\$78,980	\$80,955	\$82,979	29
30	\$68,104	\$69,807	\$71,552	\$73,341	\$75,175	\$77,054	\$78,980	\$80,955	\$82,979	\$85,053	30
31	\$69,807	\$71,552	\$73,341	\$75,175	\$77,054	\$78,980	\$80,955	\$82,979	\$85,053	\$87,179	31
32	\$71,552	\$73,341	\$75,175	\$77,054	\$78,980	\$80,955	\$82,979	\$85,053	\$87,179	\$89,359	32
33	\$73,341	\$75,175	\$77,054	\$78,980	\$80,955	\$82,979	\$85,053	\$87,179	\$89,359	\$91,593	33
34	\$75,175	\$77,054	\$78,980	\$80,955	\$82,979	\$85,053	\$87,179	\$89,359	\$91,593	\$93,883	34
35	\$77,054	\$78,980	\$80,955	\$82,979	\$85,053	\$87,179	\$89,359	\$91,593	\$93,883	\$96,230	35
36	\$78,980	\$80,955	\$82,979	\$85,053	\$87,179	\$89,359	\$91,593	\$93,883	\$96,230	\$98,636	36
37	\$80,955	\$82,979	\$85,053	\$87,179	\$89,359	\$91,593	\$93,883	\$96,230	\$98,636	\$101,101	37
38	\$82,979	\$85,053	\$87,179	\$89,359	\$91,593	\$93,883	\$96,230	\$98,636	\$101,101	\$103,629	38
39	\$85,053	\$87,179	\$89,359	\$91,593	\$93,883	\$96,230	\$98,636	\$101,101	\$103,629	\$106,220	39
40	\$87,179	\$89,359	\$91,593	\$93,883	\$96,230	\$98,636	\$101,101	\$103,629	\$106,220	\$108,875	40
41	\$89,359	\$91,593	\$93,883	\$96,230	\$98,636	\$101,101	\$103,629	\$106,220	\$108,875	\$111,597	41
42	\$91,593	\$93,883	\$96,230	\$98,636	\$101,101	\$103,629	\$106,220	\$108,875	\$111,597	\$114,387	42
43	\$93,883	\$96,230	\$98,636	\$101,101	\$103,629	\$106,220	\$108,875	\$111,597	\$114,387	\$117,247	43
44	\$96,230	\$98,636	\$101,101	\$103,629	\$106,220	\$108,875	\$111,597	\$114,387	\$117,247	\$120,178	44
45	\$98,636	\$101,101	\$103,629	\$106,220	\$108,875	\$111,597	\$114,387	\$117,247	\$120,178	\$123,182	45
46	\$101,101	\$103,629	\$106,220	\$108,875	\$111,597	\$114,387	\$117,247	\$120,178	\$123,182	\$126,262	46
47	\$103,629	\$106,220	\$108,875	\$111,597	\$114,387	\$117,247	\$120,178	\$123,182	\$126,262	\$129,418	47
48	\$106,220	\$108,875	\$111,597	\$114,387	\$117,247	\$120,178	\$123,182	\$126,262	\$129,418	\$132,654	48
49	\$108,875	\$111,597	\$114,387	\$117,247	\$120,178	\$123,182	\$126,262	\$129,418	\$132,654	\$135,970	49
50	\$111,597	\$114,387	\$117,247	\$120,178	\$123,182	\$126,262	\$129,418	\$132,654	\$135,970	\$139,369	50
51	\$114,387	\$117,247	\$120,178	\$123,182	\$126,262	\$129,418	\$132,654	\$135,970	\$139,369	\$142,854	51
52	\$117,247	\$120,178	\$123,182	\$126,262	\$129,418	\$132,654	\$135,970	\$139,369	\$142,854	\$146,425	52
53	\$120,178	\$123,182	\$126,262	\$129,418	\$132,654	\$135,970	\$139,369	\$142,854	\$146,425	\$150,086	53
54	\$123,182	\$126,262	\$129,418	\$132,654	\$135,970	\$139,369	\$142,854	\$146,425	\$150,086	\$153,838	54
55	\$126,262	\$129,418	\$132,654	\$135,970	\$139,369	\$142,854	\$146,425	\$150,086	\$153,838	\$157,684	55
56	\$129,418	\$132,654	\$135,970	\$139,369	\$142,854	\$146,425	\$150,086	\$153,838	\$157,684	\$161,626	56
57	\$132,654	\$135,970	\$139,369	\$142,854	\$146,425	\$150,086	\$153,838	\$157,684	\$161,626	\$165,666	57
58	\$135,970	\$139,369	\$142,854	\$146,425	\$150,086	\$153,838	\$157,684	\$161,626	\$165,666	\$169,808	58
59	\$139,369	\$142,854	\$146,425	\$150,086	\$153,838	\$157,684	\$161,626	\$165,666	\$169,808	\$174,053	59
60	\$142,854	\$146,425	\$150,086	\$153,838	\$157,684	\$161,626	\$165,666	\$169,808	\$174,053	\$178,405	60
61	\$146,425	\$150,086	\$153,838	\$157,684	\$161,626	\$165,666	\$169,808	\$174,053	\$178,405	\$182,865	61
62	\$150,086	\$153,838	\$157,684	\$161,626	\$165,666	\$169,808	\$174,053	\$178,405	\$182,865	\$187,436	62
63	\$153,838	\$157,684	\$161,626	\$165,666	\$169,808	\$174,053	\$178,405	\$182,865	\$187,436	\$192,122	63
64	\$157,684	\$161,626	\$165,666	\$169,808	\$174,053	\$178,405	\$182,865	\$187,436	\$192,122	\$196,925	64
65	\$161,626	\$165,666	\$169,808	\$174,053	\$178,405	\$182,865	\$187,436	\$192,122	\$196,925	\$201,848	65
66	\$165,666	\$169,808	\$174,053	\$178,405	\$182,865	\$187,436	\$192,122	\$196,925	\$201,848	\$206,895	66
67	\$169,808	\$174,053	\$178,405	\$182,865	\$187,436	\$192,122	\$196,925	\$201,848	\$206,895	\$212,067	67
68	\$174,053	\$178,405	\$182,865	\$187,436	\$192,122	\$196,925	\$201,848	\$206,895	\$212,067	\$217,369	68
69	\$178,405	\$182,865	\$187,436	\$192,122	\$196,925	\$201,848	\$206,895	\$212,067	\$217,369	\$222,803	69
70	\$182,865	\$187,436	\$192,122	\$196,925	\$201,848	\$206,895	\$212,067	\$217,369	\$222,803	\$228,373	70
71	\$187,436	\$192,122	\$196,925	\$201,848	\$206,895	\$212,067	\$217,369	\$222,803	\$228,373	\$234,082	71
72	\$192,122	\$196,925	\$201,848	\$206,895	\$212,067	\$217,369	\$222,803	\$228,373	\$234,082	\$239,934	72
73	\$196,925	\$201,848	\$206,895	\$212,067	\$217,369	\$222,803	\$228,373	\$234,082	\$239,934	\$245,933	73
74	\$201,848	\$206,895	\$212,067	\$217,369	\$222,803	\$228,373	\$234,082	\$239,934	\$245,933	\$252,081	74
75	\$206,895	\$212,067	\$217,369	\$222,803	\$228,373	\$234,082	\$239,934	\$245,933	\$252,081	\$258,383	75
76	\$212,067	\$217,369	\$222,803	\$228,373	\$234,082	\$239,934	\$245,933	\$252,081	\$258,383	\$264,843	76
77	\$217,369	\$222,803	\$228,373	\$234,082	\$239,934	\$245,933	\$252,081	\$258,383	\$264,843	\$271,464	77
78	\$222,803	\$228,373	\$234,082	\$239,934	\$245,933	\$252,081	\$258,383	\$264,843	\$271,464	\$278,250	78
79	\$228,373	\$234,082	\$239,934	\$245,933	\$252,081	\$258,383	\$264,843	\$271,464	\$278,250	\$285,207	79
80	\$234,082	\$239,934	\$245,933	\$252,081	\$258,383	\$264,843	\$271,464	\$278,250	\$285,207	\$292,337	80



City of Montebello
Fiscal Year 2021-22 Budget
Master Position Control, by Department
3rd Quarter MOU Approval Update

	FY 2019-20	FY 2020-21	FY 2021-22 ADOPTED	FY 2021-22 AMENDED	Variance
Elected					
City Councilmember	5.0	5.0	5.0	5.0	0.0
City Clerk	1.0	1.0	1.0	1.0	0.0
City Treasurer	1.0	1.0	1.0	1.0	0.0
	7.0	7.0	7.0	7.0	0.0
Administration					
City Manager	1.0	1.0	1.0	1.0	0.0
Assistant City Manager	1.0	1.0	1.0	1.0	0.0
Deputy Director	0.0	1.0	1.0	1.0	0.0
Public Information Officer	1.0	1.0	1.0	1.0	0.0
Deputy City Clerk	1.0	1.0	1.0	1.0	0.0
Assistant to the Deputy City Clerk	0.0	1.0	1.0	1.0	0.0
Records Coordinator	0.0	0.0	1.0	1.0	0.0
Office Manager	1.0	1.0	1.0	1.0	0.0
Administrative Secretary	1.0	1.0	0.0	0.0	0.0
	6.0	8.0	8.0	8.0	0.0
Finance					
Director of Finance	1.0	1.0	1.0	1.0	0.0
Deputy Director	0.0	1.0	1.0	1.0	0.0
Accounting Manager	1.0	1.0	1.0	1.0	0.0
Accounting Supervisor	1.0	1.0	1.0	1.0	0.0
Sr. Management Analyst	1.0	1.0	1.0	1.0	0.0
Management Analyst (Payroll)	0.0	0.0	1.0	1.0	0.0
Accountant	4.0	4.0	4.0	4.0	0.0
Finance Technician	5.0	5.0	5.0	5.0	0.0
Account Clerk II	5.0	5.0	5.0	5.0	0.0
Administrative Secretary	1.0	1.0	1.0	1.0	0.0
	19.0	20.0	21.0	21.0	0.0
Fire					
Fire Chief	1.0	1.0	1.0	1.0	0.0
Assistant Fire Chief	0.0	0.0	0.0	1.0	1.0
Deputy Fire Chief	0.0	1.0	1.0	1.0	0.0
Fire Battalion Chief	3.0	3.0	3.0	3.0	0.0
Fire Captain	12.0	13.0	13.0	14.0	1.0
Fire Engineer	12.0	12.0	12.0	12.0	0.0
Firefighter	24.0	24.0	24.0	24.0	0.0
Firefighter/Paramedic Trainee	0.0	4.0	4.0	4.0	0.0
Fire Marshal	1.0	1.0	1.0	1.0	0.0
Deputy Fire Marshal	1.0	1.0	1.0	1.0	0.0
Community Risk Reduction and Education Coordinator	0.0	0.0	1.0	1.0	0.0
Senior Fire Inspector	0.0	0.0	1.0	1.0	0.0
Fire Inspector I	1.0	2.0	2.0	2.0	0.0
Deputy Director	1.0	1.0	1.0	1.0	0.0
Grants and Project Administrator	0.0	0.0	1.0	1.0	0.0
Sr. Management Analyst	2.0	2.0	2.0	2.0	0.0
Telecommunications Manager	0.0	1.0	0.0	0.0	0.0
Telecommunications Supervisor	0.0	1.0	1.0	1.0	0.0
Telecommunications Technician	0.0	0.0	1.0	1.0	0.0
Social Work Supervisor	0.0	1.0	1.0	1.0	0.0
Field Response Case Coordinator	0.0	1.0	1.0	1.0	0.0
Administrative Secretary	1.0	1.0	1.0	2.0	1.0
	59.0	70.0	73.0	76.0	3.0



City of Montebello
Fiscal Year 2021-22 Budget
Master Position Control, by Department
3rd QuarterMOU Approval Update

	FY 2019-20	FY 2020-21	FY 2021-22 ADOPTED	FY 2021-22 AMENDED	Variance
Human Resources and Information Technology					
Director of Human Resources and Risk Management	1.0	1.0	1.0	1.0	0.0
<i>Assistant Director</i>	<i>0.0</i>	<i>0.0</i>	<i>0.0</i>	<i>1.0</i>	<i>1.0</i>
Human Resources Manager	0.0	0.0	1.0	1.0	0.0
Risk Manager	1.0	1.0	1.0	1.0	0.0
Sr. Human Resources Analyst	2.0	2.0	2.0	2.0	0.0
Human Resources Analyst	1.0	1.0	1.0	1.0	0.0
Human Resources Technician	1.0	1.0	1.0	1.0	0.0
Administrative Secretary	1.0	1.0	1.0	1.0	0.0
Information Systems Manager	1.0	1.0	2.0	2.0	0.0
Information Systems Supervisor	1.0	1.0	1.0	1.0	0.0
Information Systems Analyst	3.0	3.0	3.0	3.0	0.0
	12.0	12.0	14.0	15.0	1.0

Planning and Community Development

Director of Planning and Community Development	1.0	1.0	1.0	1.0	0.0
Deputy Director	1.0	1.0	1.0	1.0	0.0
Building Official	1.0	1.0	1.0	1.0	0.0
Housing Manager	0.0	0.0	1.0	1.0	0.0
Planning Manager	1.0	1.0	1.0	1.0	0.0
Associate Planner	1.0	1.0	1.0	1.0	0.0
Assistant Planner	0.0	2.0	2.0	2.0	0.0
Code Enforcement Manager	0.0	1.0	1.0	1.0	0.0
Code Enforcement Coordinator	1.0	1.0	1.0	1.0	0.0
Code Enforcement Officer	3.0	4.0	4.0	4.0	0.0
Combination Building Inspector	0.0	1.0	1.0	1.0	0.0
Building Permit Technician	1.0	1.0	2.0	2.0	0.0
Sr. Management Analyst	1.0	1.0	1.0	1.0	0.0
Management Analyst	0.0	2.0	2.0	2.0	0.0
Administrative Secretary	1.0	1.0	1.0	1.0	0.0
	12.0	19.0	21.0	21.0	0.0

Police

Police Chief	1.0	1.0	1.0	1.0	0.0
Police Captain	2.0	2.0	2.0	2.0	0.0
Police Lieutenant	5.0	5.0	6.0	6.0	0.0
Police Sergeant	10.0	10.0	10.0	10.0	0.0
Police Corporal	23.0	23.0	23.0	23.0	0.0
Police Officer	33.0	33.0	32.0	32.0	0.0
Grants and Project Administrator	1.0	1.0	1.0	1.0	0.0
Records Supervisor	1.0	1.0	1.0	1.0	0.0
Communications Supervisor	1.0	1.0	1.0	1.0	0.0
Police Dispatcher II	5.0	5.0	5.0	5.0	0.0
Police Dispatcher I	5.0	5.0	5.0	5.0	0.0
Police Records Technician	9.0	9.0	9.0	9.0	0.0
Property and Evidence Technician	2.0	2.0	2.0	2.0	0.0
Court Liaison	1.0	1.0	1.0	1.0	0.0
Parking Control Officer	1.0	1.0	1.0	1.0	0.0
Senior Management Analyst	0.0	1.0	1.0	1.0	0.0
Administrative Secretary	1.0	1.0	1.0	1.0	0.0
	101.0	102.0	102.0	102.0	0.0



City of Montebello
Fiscal Year 2021-22 Budget
Master Position Control, by Department
3rd QuarterMOU Approval Update

	FY 2019-20	FY 2020-21	FY 2021-22 ADOPTED	FY 2021-22 AMENDED	Variance
Public Works					
Director of Public Works	1.0	1.0	1.0	1.0	0.0
Assistant Director	1.0	1.0	1.0	1.0	0.0
Assistant Engineer	0.0	0.0	1.0	2.0	1.0
Public Works Inspector	0.0	0.0	1.0	1.0	0.0
Recreation & Community Services Superintendent	0.0	1.0	1.0	1.0	0.0
Street Maintenance Supervisor	1.0	1.0	1.0	1.0	0.0
Assistant Tree Maintenance Supervisor	1.0	1.0	1.0	1.0	0.0
Senior Management Analyst	0.0	1.0	1.0	1.0	0.0
Management Analyst	0.0	0.0	0.0	1.0	1.0
Administrative Secretary	1.0	1.0	1.0	1.0	0.0
Maintenance Worker*	7.0	14.0	14.0	14.0	0.0
	12.0	21.0	23.0	25.0	2.0

*Transfer 7.0 FTE from Parks and Recreation - Golf Course Operations, October, 2020

Recreation and Community Services					
Director of Recreation and Community Services	1.0	1.0	1.0	1.0	0.0
Deputy Director	1.0	1.0	1.0	1.0	0.0
Recreation & Community Services Superintendent**	0.0	1.0	1.0	1.0	0.0
Park Maintenance Supervisor	1.0	1.0	1.0	1.0	0.0
Building Maintenance Tradeworker II	2.0	2.0	2.0	2.0	0.0
Maintenance Worker	8.0	8.0	8.0	8.0	0.0
Recreation Manager	0.0	0.0	1.0	1.0	0.0
Community Services Coordinator	3.0	4.0	4.0	4.0	0.0
Management Analyst	1.0	1.0	1.0	1.0	0.0
Administrative Secretary	1.0	1.0	1.0	1.0	0.0
Golf Course Superintendent / Facility Manager**	1.0	0.0	0.0	0.0	0.0
Golf Cart Mechanic*	1.0	0.0	0.0	0.0	0.0
Golf Course Equipment Mechanic*	1.0	0.0	0.0	0.0	0.0
	21.0	20.0	21.0	21.0	0.0

*Golf Course personnel transferred to Public Works as "Maintenance Worker" classification

**Golf Course Superintendent to be reclassified as Recreation & Comm Services Superintendent



City of Montebello
Fiscal Year 2021-22 Budget
Master Position Control, by Department
3rd QuarterMOU Approval Update

	FY 2019-20	FY 2020-21	FY 2021-22 ADOPTED	FY 2021-22 AMENDED	Variance
Transportation					
Director of Transportation	1.0	1.0	1.0	1.0	0.0
Assistant Director	1.0	1.0	1.0	1.0	0.0
Deputy Director	0.0	0.0	0.0	2.0	2.0
Public Information Officer	0.0	1.0	1.0	1.0	0.0
Transit Administration Manager	1.0	2.0	2.0	2.0	0.0
Transit Operations Manager	1.0	1.0	1.0	1.0	0.0
Vehicle Maintenance Manager	0.0	1.0	1.0	1.0	0.0
Maintenance Manager	0.0	0.0	1.0	1.0	0.0
Shop Maintenance Supervisor	4.0	4.0	4.0	4.0	0.0
Transit Dispatch Supervisor	10.0	12.0	12.0	12.0	0.0
Transit Operations Supervisor	3.0	3.0	3.0	3.0	0.0
Transit Stores and Facility Supervisor	1.0	1.0	1.0	1.0	0.0
Maintenance Service Supervisor	1.0	1.0	1.0	1.0	0.0
Transit Grants and Project Administrator	1.0	1.0	1.0	1.0	0.0
Sr. Procurement Analyst	0.0	1.0	1.0	1.0	0.0
Management Analyst	1.0	3.0	3.0	3.0	0.0
Associate Planner	0.0	0.0	0.0	0.0	-0.0
Transit Planner	0.0	0.0	0.0	1.0	1.0
Account Clerk I	0.0	1.0	1.0	1.0	0.0
Account Clerk II	2.0	3.0	3.0	3.0	0.0
Administrative Secretary	0.0	1.0	1.0	1.0	0.0
Bus Operator	105.0	105.0	120.0	120.0	0.0
Equipment Mechanic A	15.0	15.0	15.0	15.0	0.0
Equipment Serviceworker	13.0	13.0	13.0	13.0	0.0
Body Shop Mechanic	1.0	1.0	1.0	1.0	0.0
Building Maintenance Tradeworker II	1.0	1.0	1.0	1.0	0.0
Maintenance Worker	1.0	1.0	1.0	1.0	0.0
Storekeeper	3.0	3.0	3.0	3.0	0.0
Clerk Typist	4.0	5.0	5.0	5.0	0.0
	170.0	182.0	199.0	201.0	2.0
Total Full-Time Employees					
	419.0	461.0	489.0	497.0	8.0
Total Full-Time Employees Net Elected					
	412.0	454.0	482.0	490.0	8.0

**CITY OF MONTEBELLO****CITY COUNCIL AGENDA STAFF REPORT**

TO: Honorable Mayor and Members of the City Council

FROM: René Bobadilla, City Manager

BY: Michael Chee, Deputy Director of Public Affairs

SUBJECT: **Approval of Amendment No. 1 to License Agreement No. 3977 with Zencity for Ongoing Social Media Monitoring and Analysis**

DATE: April 27, 2022

RECOMMENDATION:

It is recommended by that the City Council approve Amendment No. 1 to License Agreement No. 3977 with Zencity for social media analytics, insights and trend monitoring.

FISCAL IMPACT

Zencity is a licensed service providing analytical insight and reports on a daily, weekly and monthly basis.

Total investment for the next twelve months of service is \$36,000 and includes:

- Zencity's Pulse Survey (2) for community engagement assessments (new tool) at \$10,000.
- Zencity's Community Compare benchmarking tool (existing).
- Zencity's Custom Engagement reports (existing).

Term of the License Agreement with Zencity would add these additional reporting features and extend the current agreement for an additional 12 months ending on March 31, 2023. The Fiscal Year 2022-23 budget will be developed to include funding for these services. The current fiscal year budget includes sufficient funding, hence no budget adjustment is needed.

Approval of Amendment No. 1 to Agreement No. 3977 with Zencity for Ongoing Social Media Monitoring and Analysis

Page 2 of 2

BACKGROUND

The City has been utilizing the social media monitoring services of Zencity since March, 2020, to help staff and management analyze, monitor and better understand issues of key interest and trending topics and public sentiment of discussions across the social media environment. These insights are critical to developing effective messages, being responsive to the community, promoting transparency and meeting residents and social media users' needs and requests.

Zencity's solutions for cities and for counties take civic engagement to the next level by ensuring that local governments can easily hear from and understand all of their community members' real-time needs and priorities. Zencity utilizes Artificial Intelligence (AI) and expert analysts to automatically transform resident feedback into actionable data and tailor-made insights. Together with their partner-cities and counties, Zencity is setting a new standard for performance management in local government.

Zencity has invested in significant upgrades to its reporting and analysis capabilities that benefit the City of Montebello. Staff recommends that the City continue to take advantage of these enhanced services to improve future social media engagement and integration with the City's mobile reporting app and the eventual upgrade of the City's website capabilities.

Zencity's enhanced reporting includes their proprietary "Community Compare" benchmarking tool allowing Montebello to compare and contrast its social media content, performance and issues against cities of comparable size and their Custom Engagement Reports, which provides staff crucial insight on how to adjust messaging and engage audiences more effectively.

SUMMARY

Staff recommends that the City Council extend the term of the License Agreement with Zencity for twelve (12) months (April 1, 2022 – March 31, 2023) and add new reporting features for Fiscal Year 2022-23.

ATTACHMENTS:

- A. Attachment A: License Agreement No. 3977
- B. Attachment B: Amendment No. 1 to Agreement No. 3977

**CITY OF MONTEBELLO
AGREEMENT NO. 3977**



ZENCITY LICENSE AGREEMENT

Customer: City of Montebello, CA

Contact: Rene Bobadilla - City Manager

Quote Number 7052

Prepared By: Jonathan Shafir
Email: jonathan@zencity.io

Created Date March 24, 2020

Expiration Date March 31, 2020

Licensed Program	Total Price
Zencity platform annual subscription	\$36,000
Zencity's early adopter community discounts for the City of Montebello, CA	-\$7,200
COVID-19 city request	-\$4,800
TOTAL PRICE for the annual subscription	\$24,000

Thank you for choosing the Zencity platform!

This License Agreement ("**License Agreement**") is entered into between Zencity Technologies US Inc., ("**Zencity**"), and you, the entity identified above ("**Customer**"), as of the Effective Date 1 April 2020 and will remain in effect for a period of 12 Months. This License Agreement includes and incorporates the Zencity Terms and Conditions attached as Appendix B. By signing this License Agreement, Customer acknowledges that it has reviewed, and agrees to be legally bound by, the Zencity Terms and Conditions. Each party's acceptance of this License Agreement is conditional upon the other's acceptance of the terms in the License Agreement to the exclusion of all other terms.

Customer – City of Montebello, CA

Signature:

Name: Rene Bobadilla

Role: City Manager

Date: 3/26/2020

Zencity Technologies US Inc

Signature:

Name: Eyal Feder

Role: CEO

Date: March 26th, 2020

Appendix A

Description of Services

Zencity is a platform for understanding people in the city on a wide scale. With the use of advanced AI algorithms, we analyze data from social media, city hotlines and other relevant sources, and provide local government stakeholders with detailed, real time insights about how their citizens view and use the city. The analysis can be accessed through a web-based interface on desktop and mobile devices.

1. PLATFORM FEATURES

The Zencity platform collects data about citizen interactions from a variety of sources and analyzes them in real time using a set of Machine-learning based algorithms. The analyzed data can be accessed via a variety of graphs on our admin dashboard, including the following:

- 1.1. **Category bar chart** – the main bar chart shows how many interactions relate to each area of responsibility of the city, and what is the sentiment towards that topic. The name and amount of topics can be modified to fit the customer's needs based on our list of automatically identified sub-categories.
- 1.2. **Alerts and notifications** – the platform can create alerts about popular posts or comments or about significant changes in whole categories. The alerts can be accessed through the dashboard, but can also go out on a daily, weekly or real time basis via email – per the user's request.
- 1.3. **Word cloud** – The word cloud shows the most popular terms used in interactions analysed by the platform. The larger the word is the more popular it was.
- 1.4. **Overall sentiment view** – the overall sentiment pie chart shows the ratio of positive, negative and neutral interactions out of the total sum of interactions analysed.
- 1.5. **Popular stories** – the rotating digest of popular stories shows the stories which received the most interactions across all data sources.
- 1.6. **Map interface** – the map interface will show all interactions which have a location property, divided by category, by type or in a heatmap format.
- 1.7. **Category drill down** – each category has a drill down view which shows the level of discussion over time in that category, alerts, word cloud, map and popular stories views which include data just for this category and an operative view of city hotline calls for the category – including open calls, calls over the last week and changes over time.
- 1.8. **Conversation analysis** – the third level of drill down will be the “conversation analysis” which allows drilling down to the level of stories themselves. In this view, users can analyse conversations based on category, date range, sentiment or keyword search, or a combination of the above, and see both the trend and the stories themselves that make up the data. Each story will include its source, category, sentiment, location and a link to the original content.

2. DATA SOURCES

- 2.1. **Facebook** – we analyze all interactions (posts, comments, likes, tags etc.) from public pages and public groups, both official and unofficial. This includes official accounts of the city and other agencies, resident groups, accounts of local businesses, community organizations, causes and any other relevant page or open group.
- 2.2. **Twitter** – apart from the same analysis employed on facebook, on twitter we also collect all geotagged interactions in the area and all interactions mentioning specific hashtags or keywords.
- 2.3. **City Hotline reports** – we take all city hotline reports from your database.
- 2.4. **Additional sources** – we may be able to incorporate other relevant data sources identified, such as local news sites, community message boards, other social media platforms etc. General new data sources implemented (such as new social media platforms) will be offered once they are available. Unique sources (such as local news sites) will be discussed and agreed upon by both sides.

3. USERS AND PERMISSIONS

- 3.1. The basic package includes up to 50 users within the organizations with varying permissions. Permissions will be set by the customer's project lead.

4. SPECIAL DESIGN PARTNER ADDITIONS

As early adopters of the system, we see you as our partners in the ongoing development of the Zencity platform. This means you will be among the first to explore and try new features and capabilities, and that your feedback will direct our future development. Therefore, we will also ask to hold regular feedback sessions where we collect your feedback, needs and ideas for changes and additions to the platform. Additionally, we ask that the Customer reasonably assist Zencity in the preparation of a case study.

Appendix B
Zencity Terms and Conditions

1. SOFTWARE LICENSE & SUPPORT SERVICES

- 1.1. Subject to the terms and conditions of these Zencity Terms and Conditions and of the applicable License Agreement (collectively, the "**Agreement**"), Zencity hereby grants to Customer a personal, non-exclusive, non-transferable limited licence to use the Licensed Program identified in the applicable License Agreement entered into by Zencity and Customer ("**License Agreement**") and the documentation and user manuals for the Licensed Program supplied by Zencity to Customer throughout the Term (the "**Documentation**").

For the purposes of this Section 1.1, the term "use" shall be only in accordance with the confidentiality provisions of this Agreement and shall include the rights to use the Licensed Program only for the use of the Customer's organization, company or institution.

For the purposes of this Section 1.1 the term "use" shall not include: (i) the right to make, use, or sell products incorporating the Licensed Program, or (ii) the right to sub-license the Licensed Program.

No right is granted to the source code of the Licensed Program or to create derivative works thereof or to transfer ownership of the media containing such software except as a part of, or with, or for use in the equipment with which it operates.

- 1.2. Routine customer support is available via email. Any claim will be answered within 24 hours of report. On or before the Effective Date, Customer and Zencity shall each designate a liaison as a respective point of contact for technical issues. Each party may change such liaison upon written notice from time to time at reasonable intervals. Zencity will not be obligated to provide support to any person other than the Customer's designated liaison.
- 1.3. During the Term, Customer may have access to Updates upon request at no additional cost. "**Updates**" shall mean certain new features as determined by the company, or fixes of minor errors in the Licensed Program which are incorporated in a new release of the Licensed Program.
- 1.4. Certain upgrades can be delivered to Customer upon commercial terms and conditions to be agreed upon. "**Upgrades**" shall mean enhancements, new functionalities which are added into the Licensed Program.

2. RESTRICTIONS AND RESPONSIBILITIES

- 2.1. Customer agrees not to, directly or indirectly: reverse engineer, decompile, disassemble, or otherwise attempt to discover the source code, object code, or underlying structure, ideas, or algorithms of the Licensed Program, Documentation or data related to the Licensed Program, except to the extent such a restriction is limited by applicable law; modify, translate, or create derivative works based on the Licensed Program; or copy, reproduce, rent, lease, distribute, assign, sell, or otherwise dispose of the Licensed Program, in whole or in part, or otherwise commercially exploit, transfer, or encumber rights to the Licensed Program; or remove any proprietary notices.
- 2.2. Customer will use the Licensed Program only in compliance with all applicable laws and regulations (including, but not limited to, any export restrictions).
- 2.3. Customer shall be responsible for obtaining and maintaining any equipment and other services needed to connect to, access or otherwise use the Licensed Program and Customer shall also be responsible for (a) ensuring that such equipment is compatible with the Licensed Program, (b) maintaining the security of such equipment, user accounts, passwords and files, and (c) for all uses of Customer user accounts with or without Customer's knowledge or consent.
3. **PROPRIETARY RIGHTS.** Zencity retains all right, title, and interest in the Licensed Program, Documentation and any future modifications and enhancements thereof, and all intellectual property rights (including all past, present, and future rights associated with works of authorship, including exclusive exploitation rights, copyrights, and moral rights, trademark and trade name rights and similar rights, trade secret rights, patent rights, and any other proprietary rights in intellectual property of every kind and nature) therein. Customer is granted only a limited right of use to the Licensed Program and Documentation as set forth herein, which right of use is not coupled with an interest and is revocable in accordance with the terms of this Agreement.
4. **CONFIDENTIALITY.** Each party (the "**Receiving Party**") agrees not to disclose (except as permitted herein) any Confidential Information of the other party (the "**Disclosing Party**") without the Disclosing Party's prior written consent. "**Confidential Information**" means all confidential business, technical, and financial information of the disclosing party that is marked as "Confidential" or an equivalent designation or that should reasonably be understood to be confidential given the nature of the information and/or the circumstances surrounding the disclosure (including the terms of the applicable License Agreement). Zencity's Confidential Information includes, without limitation, the software underlying the Licensed Program and all Documentation. The Receiving Party agrees: (i) to use and disclose the Confidential Information only in connection with this Agreement; and (ii) to protect such Confidential Information using the measures that Receiving Party employs with respect to its own Confidential Information of a similar nature, but in no event with less than reasonable care. Receiving Party shall, before receipt or usage of such Confidential Information inform its personnel of Receiving Party's confidentiality obligations under this Agreement. Notwithstanding the foregoing, Confidential Information does not include information that: (i) has become publicly known through no breach by the Receiving Party; (ii) was rightfully received by the Receiving Party from a third party without restriction on use or disclosure; or (iii) is independently developed by the Receiving Party without access to such Confidential Information. Notwithstanding the above, the Receiving Party may disclose Confidential Information to the extent required by law or court order, provided that prior written notice of such required disclosure and an opportunity to oppose or limit disclosure is given to the Disclosing Party.

5. **DATA LICENSE.** Customer grants Zencity a non-exclusive, transferable, perpetual, worldwide, and royalty-free license to use any data or information provided by Customer for use in, by or in connection with the Licensed Program, any information collected, and/or any analysis of any such information conducted by the Licensed Program.
6. **PAYMENT OF FEES.** The fees for the Licensed Program ("**Fees**") are set forth in the applicable License Agreement. The Customer will be billed in two installments. The first installment will represent a quarter of the total annual subscription fee to be billed on the Effective Date, the second installment will be for the remaining balance of the total annual subscription fee to be billed three (3) months after the Effective Date. Customer shall pay all Fees within thirty (30) days after the date of Zencity's invoice.
7. **TERM & TERMINATION**
 - 7.1. Subject to compliance with all terms and conditions, the term of this Agreement shall be from the Effective Date and shall continue until the End Date specified on page one (1) of the Agreement (the "**Term**") unless terminated earlier in accordance with the terms and conditions of this Section 7. After the first Term, this agreement shall be automatically renewed every year with same terms and conditions, unless expressly terminated by written notice by one party to the other three (3) months before the automatic renewal date. If either party materially breaches any term of this Agreement and fails to cure such breach within thirty (30) days after notice by the non-breaching party (ten (10) days in the case of non-payment), the non-breaching party may terminate this Agreement immediately upon notice.
 - 7.2. Upon termination, Customer will pay in full for the Licensed Program up to and including the effective date of termination. Upon any termination of this Agreement: (a) the license of the Licensed Program hereunder shall immediately terminate; and (b) each party shall return to the other party or, at the other party's option, destroy all Confidential Information of the other party in its possession.
 - 7.3. All sections of this Agreement which by their nature should survive termination will survive termination, including, without limitation, accrued rights to payment, confidentiality obligations, warranty disclaimers, and limitations of liability.
8. **WARRANTY AND DISCLAIMER**
 - 8.1. Zencity represents and warrants that: (i) it has all right and authority necessary to enter into and perform this Agreement; and (ii) the Licensed Program shall perform in accordance with generally prevailing industry standards.
 - 8.2. Customer represents and warrants that (i) it has all right and authority necessary to enter into and perform this Agreement; (ii) it owns all right, title, and interest in and to all data provided to Zencity (if any) for use in connection with this Agreement, or possesses the necessary authorization thereto; and (iii) Zencity's use of such materials in connection herewith will not violate the rights of any third party.
 - 8.3. ZENCITY DOES NOT WARRANT THAT USE OF THE LICENSED PROGRAM WILL BE UNINTERRUPTED OR ERROR FREE; NOR DOES IT MAKE ANY WARRANTY AS TO THE RESULTS THAT MAY BE OBTAINED FROM USE OF THE LICENSED PROGRAM. EXCEPT AS SET FORTH IN THIS SECTION 8, THE LICENSED PROGRAM IS PROVIDED "AS IS" AND ZENCITY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY, TITLE, FITNESS FOR A PARTICULAR PURPOSE, AND NON-INFRINGEMENT. ZENCITY DOES NOT WARRANT THAT ANY OR ALL FAILURES, DEFECTS OR ERRORS WILL BE CORRECTED, OR WARRANT THAT THE FUNCTIONS CONTAINED IN THE LICENSED PROGRAM WILL MEET CUSTOMER'S REQUIREMENTS.
9. **LIMITATION OF LIABILITY.** NEITHER PARTY, NOR ITS SUPPLIERS, OFFICERS, AFFILIATES, REPRESENTATIVES, CONTRACTORS AND EMPLOYEES, SHALL BE RESPONSIBLE OR LIABLE WITH RESPECT TO ANY SUBJECT MATTER OF THIS AGREEMENT OR RELATED TERMS AND CONDITIONS UNDER ANY CONTRACT, NEGLIGENCE, STRICT LIABILITY, OR OTHER THEORY: (A) FOR ERROR OR INTERRUPTION OF USE OR FOR LOSS OR INACCURACY OF DATA OR COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES OR LOSS OF BUSINESS; (B) FOR ANY INDIRECT, EXEMPLARY, PUNITIVE, INCIDENTAL, SPECIAL, OR CONSEQUENTIAL DAMAGES; OR (C) FOR ANY MATTER BEYOND SUCH PARTY'S REASONABLE CONTROL, EVEN IF SUCH PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH LOSS OR DAMAGE. IN NO EVENT SHALL EITHER PARTY'S AGGREGATE, CUMULATIVE LIABILITY FOR ANY CLAIMS ARISING OUT OF OR IN ANY WAY RELATED TO THIS AGREEMENT EXCEED THE FEES PAID BY CUSTOMER TO ZENCITY (OR, IN THE CASE OF CUSTOMER, PAYABLE) FOR THE LICENSED PROGRAM UNDER THIS AGREEMENT IN THE 12 MONTHS PRIOR TO THE ACT THAT GAVE RISE TO THE LIABILITY.
10. **MISCELLANEOUS.** Capitalized terms not otherwise defined in these Terms and Conditions have the meaning set forth in the applicable License Agreement. Neither party shall be held responsible or liable for any losses arising out of any delay or failure in performance of any part of this Agreement, other than payment obligations, due to any act of god, act of governmental authority, or due to war, riot, labor difficulty, failure of performance by any third party service, utilities, or equipment provider, or any other cause beyond the reasonable control of the party delayed or prevented from performing. Zencity shall have the right to use and display Customer's logos and trade names for marketing and promotional purposes in connection with Zencity's website and marketing materials, subject to Customer's trademark usage guidelines (as provided to Zencity). If any provision of this Agreement is found to be unenforceable or invalid, that provision will be limited or eliminated to the minimum extent necessary so that this Agreement will otherwise remain in full force and effect and enforceable. This Agreement is not assignable or transferable by either party without the other party's prior written consent, provided however that either party may assign this Agreement to a successor to all or substantially all of its business or assets. This Agreement (including the License Agreement) is the complete and exclusive statement of the mutual understanding of the parties and supersedes and cancels all previous written and oral agreements, communications, and other understandings relating to the subject matter of this Agreement. All waivers and modifications must be in a writing signed by both parties. No agency, partnership, joint venture, or employment is created as a result of this Agreement and neither party has any authority of any kind to bind the other party in any respect. In any action or proceeding to enforce rights under this Agreement, the prevailing party will be entitled to recover costs and attorneys' fees. All notices under this Agreement will be in writing and will be deemed to have been duly given when received, if personally delivered; when receipt is electronically confirmed, if transmitted by facsimile or e-mail; the day after it is sent, if sent for next day delivery by recognized overnight delivery service; and upon receipt, if sent by certified or registered mail, return receipt requested. This Agreement shall be governed by the laws of the State of California

without regard to its conflict of laws provisions and the competent courts in Los Angeles County, shall have exclusive jurisdiction to hear any disputes arising hereunder.

**CITY OF MONTEBELLO
AMENDMENT NO. 1
TO AGREEMENT NO. 3977**

ATTACHMENT B

License Agreement Addendum

This Addendum (the "**Addendum**") to License Agreement no. 7052 by and between Montebello, CA ("**Customer**") and Zencity Technologies Ltd ("**Zencity**"), dated as of 26 March, 2020, (the "**License Agreement**") is entered into as of the date attached to Customer's signature below (the "Addendum Date").

All capitalized terms not defined herein shall have the meaning ascribed to such terms in the License Agreement.

Whereas, the Parties wish to amend certain terms of the License Agreement as set forth herein;

Now, therefore, the Parties hereto agree to amend the terms of the License Agreement as set forth below.

Term. The Term of the License Agreement is hereby extended for an additional 12 months commencing as of April 1st, 2022 and ending on March 31st, 2023 (the "**Renewal Term**"), after which the License Agreement shall automatically renew for successive periods of 12 months unless either party provides notice of non-renewal at least 90 days prior to the end of such applicable term. .1

Recurring Fees. During the Renewal Term the Recurring Fees table included in the License Agreement shall be amended and replaced in its entirety as follows: .2

RECURRING FEES						
SKU	Product Description	Unit Price	QTY (units)	Gross Price	Special Discount	Net Price
ZC-CORE	Zencity's core SaaS platform allows state and local governments to better understand and engage with their residents, for cities between 50,000-100,000 residents.	\$36,000	1	\$36,000	33.3%	\$24,000
ZC-PULSE	Each Pulse survey is an on-demand, statistically representative survey of residents, with up to 10 custom questions, including an analytic report prepared and presented by a Zencity analyst.	\$10,000	2	\$20,000	40%	\$12,000
Total Gross Price						\$56,000
Total Initial Term Discounts						(\$20,000)
Total Fees						\$36,000

Payment Terms. Customer will be invoiced upon the Addendum Date and shall settle its payment within 30 days of the Addendum Date. .3

General. This Addendum shall form an integral part of the License Agreement. Unless expressly specified herein, all other provisions, terms and conditions in the License Agreement shall apply and shall remain in full force and effect. In case of any contradiction or discrepancy between the terms of this Addendum to those of the License Agreement, with respect to matters described herein, the terms of this Addendum shall prevail. .4

In witness whereof, the parties have executed this Addendum, effective as of the Addendum Date.

Zencity

Customer

Signature Date

Signature Date



CITY OF MONTEBELLO

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

FROM: René Bobadilla, P.E., City Manager

BY: Joseph Palombi, Director of Planning and Community Development

SUBJECT: **Adopt Ordinance No. 2448 Approving Development Agreement No. 3973/DA-04-21 between the City of Montebello and Magna & Magna, Inc. for Property at 116, 128, and 136 N. Poplar Ave (Project Site A) and 129-133 N. Poplar Ave (Project Site B)**

DATE: April 27, 2022

RECOMMENDATIONS:

It is recommended that the City Council:

- 1) Waive Second Reading and adopt Ordinance No. 2448 approving a Development Agreement No. 3973/DA-04-2 by and between the City of Montebello ("City") and Magna & Magna, Inc.; and
- 2) Take such other additional, related, action that may be desirable.

FISCAL IMPACT

Pursuant to the Development Agreement, Magna & Magna, LLC (the "Applicant") will pay the following public benefit and developer fees to the City:

- a) Development Tax to the City in the amount of \$1,206.12 per unit pursuant to Ordinance No. 2331; and
- b) Parkland Fees to the City in the amount \$2,500 per unit as required by City Ordinance No. 2407; and
- c) Off-Site Transit Stop Enhancements fee of \$15,000 (one-time) to be used to provide enhancements to the nearest transit stop including the installation of a new covered transit stop and related passenger amenities such as lighting, seating, and

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trash receptacles.

The above-referenced fees would be paid prior to the issuance of building permits and/or certificates of occupancy in connection with the proposed project. The project would generate approximately \$593,154.72 in fee revenue per the Development Agreement. The revenue would be recorded in the Park Development Fund (\$2,500 per unit x 156 units = \$390,000 in Fund 250), and the General Fund (\$1,206.12 per unit x 156 units + \$15,000 transit stop = \$203,154.72).

In addition to the Development Agreement revenue, once completed the project will generate additional property tax, which will benefit the City directly as well as other agencies receiving a share of the property tax revenue (e.g. school districts, County, special districts, etc.). Future budgets will include estimated revenue from this project.

BACKGROUND

In February 2021, the City received a request from Magna & Magna, Inc. for a Planned Development District, Parking Management Plan, Site Plan Review, and Development Agreement to construct 140 residential dwelling units at Project Site A (116, 128, and 136 N Poplar Avenue) and construct 16 residential dwelling units at Project Site B (129-133 N Poplar Avenue) for a total of 156 units.

Staff attended three separate neighborhood outreach meetings held and organized by the Applicant. In addition, staff attended two separate meetings that were also organized by the Applicant and intended to address questions and concerns, as well as provide advance notice to residents, regarding relocation. These meetings were held as follows:

1. June 12, 2021 – Outreach to Existing Tenants
2. June 26, 2021 – Outreach to Existing Tenants
3. July 10, 2021 – 1st Community Outreach Meeting
4. August 28, 2021 – 2nd Community Outreach Meeting
5. September 25, 2021 – 3rd Community Outreach Meeting

On February 17, 2022, a public hearing notice for the Planning Commission meeting was published in the Daily Journal (Whittier Daily News) and mailed to all property owners/occupants within a 300-foot radius.

On March 1, 2022, the Planning Commission held a duly noticed public hearing to consider: 1) recommendation to the City Council of the Planned Development District including a Density Overlay and Height Overlay and Precise Plan of Development, Parking Management Plan, and Site Plan Review, with Conditions (Case No. PC-2021-0008-PD-PMP-SPR, with conditions, to allow the construction of 140 residential dwelling

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units at Project Site A (116, 128, and 136 N. Poplar Ave) and 16 residential dwelling units at Project Site B (129-133 N. Poplar Ave) for a total of 156 residential dwelling units.

At that meeting, the Planning Commission heard the application filed by the Applicant for the development of 156 residential dwelling units at Project Site A and Project Site B. The Planning Commission conducted the public hearing, received testimony, and closed the public hearing. After the public hearing was closed the Planning Commission deliberated and ultimately voted as follows:

- Two (2) Members in support of Resolution No. 05-22 approving the recommendation of approval for City Council consideration;
- One (1) Member in opposition to the Resolution of recommendation;
- One (1) Member abstaining; and
- One (1) Member absent.

The results of the original vote at the above-referenced Planning Commission meeting were re-examined by staff and this matter was included in the agenda for the next regularly scheduled Planning Commission meeting.

On March 15, 2022, after receiving guidance from Legal Counsel to the Planning Commission, staff provided an update to the Planning Commission concluding that the matter before the Planning Commission did pass based on the above-referenced vote (2-1-1-1) resulting in the approval of Resolution No. 05-22 recommending approval of the proposed project to the City Council for final consideration.

On April 13, 2022, the City Council held a duly noticed public hearing and unanimously approved Resolution No. 22-18 (Please see Attachment D) approving the Planned Development District including a Density Overlay and Height Overlay and Precise Plan of Development, Parking Management Plan, and Site Plan Review to allow the construction of 140 residential dwelling units at Project Site A (116, 128, and 136 N. Poplar Ave) and 16 residential dwelling units at Project Site B (129-133 N. Poplar Ave) for a total of 156 residential dwelling units and related amenities (Case Nos. PC-2021-0008-PD-PMP-SPR/DA-04-21ENV-04-22-SE). In addition, the City Council meeting held on April 13, 2022, included the introduction and waiving of the first reading of Ordinance No. 2448 approving a Development Agreement (“DA-04-21”) by and between the City of Montebello (“City”) and Magna & Magna, Inc.

ANALYSIS

The proposed project will consist of two sites, Project Site A (116, 128, and 136 N. Poplar Avenue) and Project Site B (129-133 N. Poplar Ave). Project Site A will involve the construction of 140 apartment units (including 30 units affordable to lower-income households) within an approximately 73,807 square foot (1.69 acres) development area

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and Project Site B will involve the construction of 16 apartment units (including 2 units affordable to lower-income households) within an approximately 12,500 square foot (0.28 acres) development area. The entitlements associated with the proposed development include a Planned Development District, Site Plan Review, Parking Management Plan, and a Development Agreement.

Project Site A

Project Site A is located north of East Whittier Blvd and is comprised of three (3) parcels: 116 N. Poplar Avenue (APN 6347-012-008), 128 N. Poplar Avenue (APN 6347-011-019), and 136 N. Poplar Avenue (APN 6347-011-013) for a combined lot area of approximately 73,807 square feet. Each parcel is located in the R-3 (Multi-Family Residential Zone) with a General Plan Land Use designation of High-Density Residential. The proposed apartment building will consist of four (4) floors and include a total of 140 dwelling units (including 30 units affordable to lower-income households). In addition, two (2) subterranean parking levels containing a total of 298 off-street parking spaces will be provided. The building will have a total floor area of approximately 170,161 square feet and will have a maximum height of 47 feet. The project will have a Floor Area Ratio (FAR) of approximately 2.31 to 1, lot coverage of 57%, and a density of approximately 83 units per acre. The project entitlements will address deviations from the Montebello Municipal Code (MMC) standards, including, but not limited to, height, density, number of bedrooms, setbacks, open space, trash, and parking.

First Floor – Project A. The first floor will have a floor area of approximately 40,325 square feet and will contain 35 units ranging in size from 616 square feet to 1,780 square feet. Of the total units to be provided, one unit will be a studio unit; 15 units will feature one bedroom and one bathroom; 17 units will feature two bedrooms and two bathrooms; and 2 units will feature three bedrooms and two bathrooms. A number of amenities will be provided on the first-floor deck including the leasing office, courtyard, swimming pool, gym, and children's play area.

Second Floor – Project A. The second floor will have a floor area of approximately 43,279 square feet and will contain 35 units ranging in size from 730 square feet to 1,780 square feet. Of the total number of units provided, 13 units will be equipped with one bedroom and one bathroom, 18 units will feature two bedrooms and two bathrooms; and 4 units will feature three bedrooms and two bathrooms.

Third Floor – Project A. The third floor will have a floor area of approximately 43,279 square feet and will contain 35 units ranging in size from 730 square feet to 1,780 square feet. Of the total of units that will be provided, 13 units will be equipped with one bedroom

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and one bathroom; 18 units will feature two bedrooms and two bathrooms; and 4 units will consist of three bedrooms and two bathrooms.

Fourth Floor – Project A. The fourth floor will have a floor area of approximately 43,279 square feet and will contain 35 units ranging in size from 730 square feet to 1,780 square feet. Of the total of units that will be provided, 13 units will be equipped with one bedroom and one bathroom; 18 units will feature two bedrooms and two bathrooms; and 4 units will consist of three bedrooms and two bathrooms.

Access and Parking – Project A. Access to the new apartment building will be provided via two 20-foot-wide driveways located at the northwestern and southwestern corners of the site. These driveways will provide access to the subterranean parking levels from Poplar Avenue. Parking will be provided within two subterranean parking levels totaling 124,514 gross square feet. Per Section 17.52.050 of the MMC, the 140-unit project will require 327 off-street parking spaces. Pursuant to the State of California's Density Bonus Law (Cal. Govt. Code Section 65915), because the project would include at least 10% of the units for lower-income households, the project is not required to provide more than one on-site parking space per studio unit and one-bedroom unit, and 1.5 on-site parking spaces per two-bedroom unit and three-bedroom units (including parking for persons with a disability and guest parking). Based on these ratios, Project A is required to provide a minimum of 182 total parking spaces. Project A will exceed this requirement and provide a total of 298 parking spaces, including 132 tandem parking spaces and 72 compact parking spaces. A Parking Management Plan is required through the proposed tandem and compact parking spaces. Project A also includes a total of 14 short-term and 140 long-term bicycle spaces.

Amenities and Open Space – Project A. A total of 31,360 square feet of open space will be provided. Private open space will consist of 14,578 square feet of balcony space, with each private balcony approximately 100-106 square feet in size. Public open space will consist of a 982 square foot rear yard, a 14,760 square foot courtyard, and a 1,040 square foot gym. The project will also include various amenities such as barbeque areas, a water feature and swimming pool, and a 1,100 square foot children's play area. Section 17.10.020 of the MMC requires projects to provide a minimum of 150 square feet of private open space per unit and a minimum of 100 square feet of common open space per unit. The overall total requirement for open space is 300 square feet per unit or 42,000 square feet. Due to the unique site configuration, the project will provide 100 square feet of private open space per unit. The proposed amount of private open space per unit and approximate 25% reduction in open space compared to MMC requirements are

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requested through the Planned Development application. Finally, Project A will include 140 storage units totaling 136.9 cubic feet of storage space for each unit.

Architecture – Project A. The project design will be Mediterranean modern architecture. The exterior structure will comprise white and tan stucco. Red tile roofs will be provided. Meanwhile, the garage doors will be dark brown in color, which will provide visual contrast.

Infrastructure – Project A. All applicable building and fire codes will be adhered to. In addition, utilities will be upgraded, i.e., water, electric, gas, and sewer, to provide for additional capacity. All applicable Low Impact Development (LID) requirements will be incorporated into the project design.

Project Site B

Project Site B is located north of East Whittier Blvd and will consist of two (2) parcels: 129 N. Poplar Avenue (APN 6346-020-012) and 133 N. Poplar Ave (APN 6346-020-013) for a combined lot area of approximately 12,500 square feet. Each parcel is located in the R-3 (Multi-Family Residential Zone) with a General Plan Land Use designation of Medium-Density Residential. The proposed apartment building will consist of three floors and include 16 dwelling units (including 2 units affordable to lower-income households). The project will provide 30 off-street parking spaces, including 20 tandem parking spaces and 11 compact spaces. The building will have a total floor area of approximately 23,859 square feet and will have a height of 34 feet and six inches. The building will have a Floor Area Ratio (FAR) of 2.0 to 1, lot coverage of 73%, and a density of 55.74 units per acre.

First Floor – Project B. The first floor will have a floor area of approximately 7,889 square feet and will contain a total of 30 parking spaces, including 20 tandem parking spaces and 11 compact parking spaces.

Second Floor – Project B. The second floor will have a floor area of approximately 7,985 square feet and will contain 8 units ranging in size from 910 square feet to 1,260 square feet. Of the total units that will be provided, two units will be equipped with one bedroom and one bathroom; five units will feature two bedrooms and two bathrooms; and one unit will consist of three bedrooms and two bathrooms.

Third Floor – Project B. The third floor will have a floor area of approximately 7,985 square feet and will contain 8 units ranging in size from 910 square feet to 1,260 square feet. Of the total units that will be provided, 2 units will be equipped with one bedroom and one bathroom; 5 units will feature two bedrooms and two bathrooms; and 1 unit will consist of three bedrooms and two bathrooms.

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Access and Parking – Project B. Access to new apartment building will be provided by a 22-foot-wide curb-cut along the west side of Poplar Avenue. A garage door will provide controlled access to the parking area, which will contain a mixed of side-by-side and tandem tuck under parking 4 spaces. Certain of these tuck under spaces will have direct access to the alley that extends along the project site's western boundary. These spaces will have user-controlled gated access to the alley. Per Section 17.52.050 of the MMC, the 16-unit project will require 37 off-street parking spaces. Pursuant to the State of California's Density Bonus Law (Cal. Govt. Code Section 65915), because the project would include at least 10% of the units for lower income households, the project is not required to provide more than one on-site parking space per studio unit and one-bedroom unit, and 1.5 on-site parking spaces per two-bedroom unit and three-bedroom units (including parking for persons with a disability and guest parking). Based on these ratios, Project B is required to provide a minimum of 22 total parking spaces. Project B will exceed this requirement and provide a total of 30 parking spaces, including 20 tandem parking spaces and 11 compact parking spaces. The proposed tandem and compact parking design for some of the parking spaces is being requested through the Planned Development and Parking Management Plan applications. Project B also includes a total of 16 bicycle spaces.

Amenities and Open Space – Project B. A total of 3,650 square feet of open space will be provided. Private open space will consist of 1,650 square feet of balcony space, with each private balcony approximately 100-110 square feet in size. Public open space will consist of a 2,000 square foot roof deck with patio furniture. Section 17.10.020 of the MMC requires projects to provide a minimum of 150 square feet of private open space per unit and a minimum of 100 square feet of common open per unit. The overall total requirement for open space is 300 square feet per unit or 4,800 square feet. Due to the unique site configuration, the project will provide 100 square feet of private open space per unit. The proposed amount of private open space per unit and approximate 25% reduction in open space compared to MMC requirements are requested through the Planned Development application. Finally, a total of 16 storage units totaling 1,600 cubic feet (or 100 cubic feet per unit) will be provided.

Architecture – Project B. The project design will be Mediterranean modern architecture. The exterior structure will comprise white stucco with dark brown trim. Meanwhile, the garage doors will be brown in color, which will provide visual contrast.

Infrastructure – Project B. All applicable building and fire codes will be adhered to. In addition, utility lines will be upgraded, i.e., water, electric, gas, and sewer, to provide for

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additional capacity. All applicable Low Impact Development (LID) requirements will be incorporated into the project design

Pursuant to a request from the Applicant, the Planning Commission shall be the recommending body on the proposed entitlements: Planned Development District, Parking Management Plan, Site Plan Review and Development Agreement.

Construction Characteristics

Project A's construction is anticipated to last for approximately 21 months and will include the demolition of the existing buildings.

Demolition/Site Clearance – Project A. The demolition phase will involve the demolition of the existing on-site structures and the clearance of the project site. This phase will last for two 5 months. Up to two excavators, two skid loaders, and a dump truck may be present during this phase.

Grading – Project A. The grading phase will involve the removal of approximately 26,750 cubic yards of earth from of the project site. This phase will last for one month. Up to two excavators and two skid loaders may be present during this phase. In addition, a total of 1,337 haul trucks will be required.

Shoring – Project A. The shoring phase will involve the installation of piles and foundation support.

This phase will last for two months. Up to two drill rigs and one crane may be present during this phase.

Building Construction – Project A. This phase will involve the construction of the building and parking garage. This phase will last for 12 months. Typical equipment used during this phase includes cranes scaffolding equipment, generators, cement trucks, excavators, aerial lifts, and forklifts.

Finishing – Project A. This phase will involve the planting of landscaping, the application of architectural coatings, and the installation of various amenities. This phase will last for four months. Typical equipment used during this phase includes air compressors.

Project B's construction is anticipated to last for approximately 12 months and will include the demolition of the existing buildings.

Demolition/Site Clearance – Project B. The demolition phase will involve the demolition

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of the existing on-site structures and the clearance of the project site. This phase will last for one month. Up to one excavator and two skid loaders may be present during this phase.

Trenching/Foundations – Project B. This phase will involve the trenching of the site and the establishment of the building foundations. This phase will last for one month. Up to one mini-excavator and two backhoes may be present during this phase.

Building Construction – Project B. This phase will involve the construction of the building and parking garage. This phase will last for eight months. Typical equipment used during this phase includes cranes, scaffolding equipment, generators, aerial lifts, forklifts, excavators, and cement trucks.

Finishing – Project B. This phase will involve the planting of landscaping, the application of architectural coatings, and the installation of various amenities. This phase will last for two months. Typical equipment used during this phase includes air compressors.

PROJECT/APPLICANT INFORMATION

Project Location: 116, 128, & 136 N. Poplar Ave and 129 & 133 N. Poplar Ave
Project Applicant: Mark Magna – Magna & Magna, Inc.
Property Owner: Magna & Magna, Inc.
General Plan Designation: High/Medium-Density Residential
Zoning: R-3 (Multiple-Family Residential Zone)
Existing Use on Property: Residential uses (47 residential dwelling units)

PROJECT SITE

I. PROJECT SITE A

The surrounding zoning and land uses are listed as follows:

Direction	Zone	Land Use
North	R-3	Multiple-Family Residential
South	C-2	Boulevard Commercial
East	R-3/M-1	Multiple-Family Residential/Light Manufacturing

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Direction	Zone	Land Use
West	R-3	Multiple-Family Residential

II. PROJECT SITE B

The surrounding zoning and land uses are listed as follows:

Direction	Zone	Land Use
North	R-3	Multiple-Family Residential
South	R-3	Multiple-Family Residential
East	R-3	Multiple-Family Residential
West	R-3	Multiple-Family Residential

GENERAL PLAN

The proposed Project is consistent with, among other things, the following goals and policies of the General Plan:

1. Land Use Element:

A. Goals:

- a. Land Use Element, Goal #1, “To formulate a plan which is responsive to the needs of the community and which permits the orderly arrangement of land uses, permitting sufficient areas for reasonable development;”

B. Policies

- a. Policy Residential #2, “Residential development of varying densities and housing types should be compatible among themselves and with adjacent commercial and industrial development,”
- b. Policy Residential #3, “Opportunities for a variety of living needs should be available in various locations throughout the City”.

1. Housing Element:

A. Policies:

- a. Policy #4.1 “The City will continue to encourage the development of affordable housing throughout the community.”
- b. Policy #4.5 “The City will continue to encourage development of new housing in proximity to public services, transportation routes, and other community facilities”.
- c. Police #4.6 “The City will encourage the establishment of a variety of

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affordability levels in multiple-projects”.

The proposed project conforms with the City of Montebello General Plan, Land Use Element in that the proposed use will provide an additional service for an existing business that will increase the taxable revenue from this business to the City and that the site is in an appropriate location given that it is located along Beverly Boulevard, which is a major thoroughfare in the City.

DEVELOPMENT AGREEMENT (DA-04-21)

The Applicant seeks approval of a statutory development agreement pursuant to Government Code Sections 65864 et seq. (“Development Agreement Statute”), which authorizes cities to enter into agreements for the development of real property with any person having a legal or equitable interest in such property in order to establish certain development rights in such property for the purpose of strengthening the public planning process, encourage private participation in comprehensive planning and reduce the economic risks of development. The Development Agreement Statute allows a developer to acquire “vested rights” to complete a project in exchange for providing certain public benefits to the City.

As discussed above, approval of DA-04-21 is consistent with the City’s General Plan and the Montebello Municipal Code based on the whole of the record.

ENVIRONMENTAL

Case No. DA 04-21 is considered a “project,” per the California Environmental Quality Act (CEQA) definition of a “project.” The proposed Project is statutorily exempt under CEQA per the California Public Resources Code (PRC) Section 21155.1 under the Sustainable Communities Project Exemption (SCPE) as a transit priority project, which met the requirements of PRC Section 21155 subdivisions (a) and (b) and Section 21155.1 as determined and found by the City Council pursuant to City Council Resolution No. Resolution No. 22-18 adopted April 13, 2022.

REPORTS RECEIVED

The application for DA 04-21 was forwarded to the Fire Department, Police Department, Building Division, and Public Works Department for review, comments, and conditions. Comments were received from all divisions/departments and have been incorporated into the conditions associated with the Project.

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SUMMARY

Based on the information provided by the Applicant, staff supports the proposed project which will allow the development of new housing, including affordable housing units, within the City. Staff further believes that the proposed project is attractive and will provide an enhanced sense of community and bring much needed housing to an area with potential to complement the business community in the City's downtown corridor, as well as promote economic growth, and address the City's affordable housing needs.

ATTACHMENTS:

- A. Attachment A - Ordinance No. 2448 approving a Development Agreement No. 3973/DA 04-21 between Magna & Magna, LLC and the City of Montebello
- B. Attachment B – Development Agreement No. 3973/DA 04-21 between Magna & Magna, LLC and the City of Montebello
- C. Attachment C - Sustainable Communities Project Exemption (ENV-04-22-SE)
- D. Attachment D – Resolution No. 22-18

ORDINANCE NO. 2448

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTEBELLO APPROVING A DEVELOPMENT AGREEMENT (DA-04-21) BY AND BETWEEN THE CITY OF MONTEBELLO AND MAGNA & MAGNA, INC. PURSUANT TO GOVERNMENT CODE SECTIONS 65864 *ET SEQ.*

WHEREAS, to strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Government Code Sections 65864 *et seq.* (the "Development Agreement Statute"), which authorizes cities to enter into agreements for the development of real property with any person having a legal or equitable interest in such property in order to establish certain development rights in such property; and;

WHEREAS, in accordance with the Development Agreement Statute, the City of Montebello (the "City") is authorized to enter into development agreements with persons having legal or equitable interests in real property for the purpose of establishing certainty for both the City and the owner in the development process;

WHEREAS, Magna & Magna, Inc ("Developer") and the City desire to enter into a Development Agreement (DA-04-21) attached hereto as Attachment "A" (the "Development Agreement"), which would allow the development of a total of 156 residential dwelling units on two sites, the first located 116, 128, and 136 N. Poplar Avenue, Montebello, California ("Project Site A") and the second site located at 129-133 N. Poplar Ave, Montebello, California ("Project Site B") (collectively the "Property");

WHEREAS, Project Site A will involve the construction of 140 apartment units (including 30 units affordable to lower-income households) within an approximately 73,807 square foot (1.69 acres) development area and Project Site B will involve the construction of 16 apartment units (including 2 units affordable to lower-income households) within an approximately 12,500 square foot (0.28 acres) development area in addition to corresponding amenities for the units (the "Project");

WHEREAS, the Project was reviewed pursuant to the California Environmental Quality Act ("CEQA") and determined to be statutorily exempt under CEQA pursuant to California Public Resources Code Section 21155.1 under the Sustainable Communities Project Exemption ("SCPE") available to certain qualifying transit priority projects;

WHEREAS, the Planning Commission, following a duly noticed public hearing on March 1, 2022, recommended approval of this Development Agreement; and

WHEREAS, the City Council held a noticed public hearing on the Development Agreement and this Ordinance, and considered all staff reports, presentation, public

testimony, comments, Planning Commission recommendations, and other evidence presented in connection with this matter.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONTEBELLO DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council finds that the above recitals set forth above are true and correct, and adopts and incorporates the recitals as a material part hereof.

SECTION 2. Based on the staff reports, presentations, public testimony, comments, Planning Commission recommendations, Montebello Municipal Code ("MMC"), City's General Plan, and other evidence presented at the duly noticed public hearing on this matter, the City Council finds and declares that the Development Agreement is consistent with the MMC and the General Plan as follows:

A. Montebello Municipal Code.

The projects proposed for Project Site A and Project Site B are in substantial compliance with the MMC; however, inefficiencies in the MMC do not recognize current residential building and market trends or site specific conditions. Therefore, relief is sought for certain development standards contained in the MMC through a Planned Development approval. With approval of the Planned Development, the projects will be in compliance with the MMC.

Project A

Project Site A is an approximately 73,807 square foot trapezoidal irregularly-shaped site. The topography of the site trends downwards towards the south and east and presents unique challenges to the development of a MMC compliant, modern, and architecturally uniform structure. This is reflected in the irregular and inefficient location of the current buildings including carports on the site. The R-3 Multiple Family Residential Zone standards provide a significant impediment to the development of modern and efficient residential units. In this case, there will be three separate parcels held together as one for a single building site. The MMC allows one unit per 3,000 square feet of lot area; therefore, the site could only yield 24 units under the density standards. There are currently 41 units located on the project site, almost double the number permitted under the MMC. Utilizing the Planned Development approval, the project will exceed the permitted density and propose 140 units (including 30 units affordable to lower-income households) at a density of approximately 83 units per acre. This density is consistently found in many communities in the region. Project A's design and layout are efficient and self-contained with on-site amenities and parking.

The MMC allows a maximum of 1 bedroom per 1,000 square feet of lot area; therefore, the site could only yield 74 bedrooms under this standard. Project A would include a total of 237 bedrooms, exceeding this limit. The project

includes a mix of studio, one-, two-, and three-bedroom units and units will range in size as follows: 616 square feet for the studio units; one-bedroom units from 730 square feet to 900 square feet; two-bedroom units from 1,100 square feet to 1,500 square feet; and three-bedroom units from 1,472 to 1,780 square feet. These unit sizes are ample and spacious for the market and match or exceed square footages seen in similar projects. The building is integrated into the landscape and takes into account the sloping topography, unique shape of the lot, and constrained access to the site from Poplar Avenue. Applying the MMC standards for density and bedroom count would negatively impact the unit count and unit sizes of the project and discourage flexibility and design innovation of the project floor plans, ultimately reducing the number, variety, and quality of units that could be provided.

Per the MMC, the maximum lot coverage is 60%. Lot coverage standards exist to regulate the number and size of structures on a lot to allow for open space and adequate light and ventilation. Typically, lot coverage represents the percentage of building area-generally measured by the building footprint or roof lines as a proportion to the land area of the site. The existing site is developed with structures of varying sizes and shapes and currently has a lot coverage of approximately 42%. The proposed project would have a lot coverage of 57%, in compliance with the MMC standard.

The maximum height allowed in the R-3 zone is 25 feet. The Planned Development is proposing to exceed the permitted height of 25 feet. The MMC height regulation is overly restrictive and is lower than the height limit of 35 feet set forth in Single Family Residential (R-1) zones. The height of the proposed building is 47 feet, as measured under the MMC, and does not include stepbacks. The topography of the site slopes to the south and east, necessitating the zoning code deviations sought through the Planned Development for the project to integrate all parking, open space, and amenities into one cohesive building. The south elevation of the proposed building would be partially obscured from Whittier Boulevard due to southward sloping conditions including the closed off but non-vacated portion of Poplar Avenue and existing buildings along the street. The site to the east immediately abutting the project is significantly lower in elevation and views of the proposed building would be partially obstructed by an existing retaining wall on that site. The building setbacks and articulation will serve to adequately relate the building to adjacent properties.

The MMC requires a minimum open space of 150 square feet for private open space and 100 square feet for common open space and a total of 300 square feet per unit thus requiring 42,000 square feet in total. The nature of the topography of the site and its shape precludes the project from providing the MMC minimum required open space or meeting the minimum open space distribution between private and common open space; therefore, the project requests an approximate 25% reduction in required open space and would

provide a total of 31,360 square feet of open space. The requested open space reduction is appropriate because the project would still provide ample private and public on-site open space, especially compared to the existing development which includes very little on-site open space. The project features state-of-the-art amenities, including balconies for each unit, a courtyard with a pool, water feature, kids play area, barbeques, cabanas, seating areas, cabanas, and a solar panel zone designed for installation for future solar panels. Therefore, the project provides abundant and high-quality open space and recreation areas for residents and the triangular design of the building with a large central open courtyard will provide all units in the building ample light and ventilation.

Pursuant to the State of California's Density Bonus Law (Cal. Govt. Code Section 65915), because the project would include at least 10% of the units for lower-income households, the project is not required to provide more than one on-site parking space per studio unit and one-bedroom unit, and 1.5 on-site parking spaces per two-bedroom unit and three-bedroom units (including parking for persons with a disability and guest parking). Based on these ratios, Project A is required to provide a minimum of 182 total parking spaces. The project will exceed this requirement and provide a total of 298 parking spaces located in two subterranean levels. In addition, the project will provide 14 short-term bicycle racks and 140 long-term bicycle racks. The proposed building provides an efficient design and layout considering the site constraints and is designed to be fully self-contained as it relates to parking including the use of tandem and compact parking spaces. The project would include the approval of a Parking Management Plan for the tandem and compact parking spaces. Public transportation options exist for residents of the project. For example, Project Site A is located within 1,000 feet of a Montebello Bus Lines #10 line stop and the Montebello Transportation Department administers a "Dial a Taxi" program to residents that are disabled or over age 62. Finally, the project is well-served by other modes of public transportation including Metro Bus lines and offers its residents many choices for access to the aforementioned bike parking and to ride-share services.

The MMC requires building setbacks of 20 feet from the front property line, 5 feet along the side yard setback and 10 feet from the rear yard property line. The MMC also requires a one-foot stepback for every three feet over 15 feet. In this case, the project meets all the required building setbacks, except it does not include the one-foot stepback. The setbacks and building facades and elevations are sufficient given the building's contemporary Mediterranean architectural style and inviting residential appearance, main entryway to the courtyard with a direct visual line of sight, and abundant landscaping along the front setback. If the stepback requirement were observed, it would require the reduction of the courtyard area and would reduce the overall number of units.

The MMC requires 100 cubic feet of storage per residential unit. The building's subterranean garage is the most efficient and effective location for these storage units given the site topographical and access constraints. The project offers storage units for each unit in the building conveniently located at both garage levels. The project includes storage units that are generally stacked and include 136.9 cubic feet per unit. In addition, each residential unit has ample interior closet space offsetting the need for such extensive storage requirements.

The MMC requires trash areas for multiple-family dwellings to provide the equivalent of not less than seventy-five gallon capacity container per dwelling unit. Where commercial trash containers (three cubic yards or more) are used, one container is required for every seven dwelling units and trash areas are required to be located within one hundred fifty feet of the units which they serve. Under the MMC, the project would be required to provide 20 commercial trash containers, and the project includes trash rooms with trash bin areas located at three locations in the upper parking level with a total of 24 trash bins. These bins are served by trash chutes for convenient and easy access by the residents. The project will have frequent trash pickup throughout the week to ensure that the project's trash demands are adequately served. With 24 commercial trash bins and frequent trash pickup service, the project will include adequate trash facilities.

The project will be fully code compliant with all applicable fire/life/safety and California Title 24 building energy efficiency standards. In addition, the project will be responsible for paying all applicable fees and will upgrade all utilities and infrastructure to serve the projects thereby not negatively impacting the surrounding area or the City as a whole. The new construction will positively enhance property values and the property tax base of the City.

With approval of the Planned Development, Project A will be in compliance with the MMC.

Project B

Project Site B comprises two parcels with approximately 12,500 square feet that is rectangular-shaped. While the shape of the lot is not irregular, the density and other regulatory standards set forth in the R-3 Multiple Family Residential Zone would allow for the construction of a maximum of four units and as such is not conducive to the encouragement of reinvestment in housing stock. In this case, there will be two separate parcels held together as one for a uniform project.

The MMC allows one unit per 3,000 square feet of lot area; therefore, the site could only yield four units under the density standards and allows bedroom per 1,000 square feet of lot area. The site is currently improved with two single-family residences. Utilizing the Planned Development approval, the project will exceed the permitted density and propose 16 units (including 2 units affordable to lower-income households) at a density of approximately 56 units per acre.

This density is consistently found in many communities in the region. Project B's design and layout are efficient and self-contained with on-site amenities and parking. The MMC allows a maximum of 1 bedroom per 1,000 square feet of lot area; therefore, the site could only yield 12 bedrooms under this standard. Project A would include a total of 30 bedrooms, exceeding this limit. The project includes a mix of one-, two-, and three-bedroom units and unit will range in size as follows: 825 square feet for the one-bedroom units; 891 square feet to 1,083 feet for the two-bedroom units; and 1,179 square feet for the three-bedroom units. These unit sizes are ample and spacious for the market and match or exceed square footages seen in similar projects. The building is integrated into the landscape and takes into account the small size and limited access to the site from Poplar Avenue and the alley. Applying the MMC standards for density and bedroom count would negatively impact the unit count and unit sizes of the project and discourage flexibility and design innovation of the project floor plans, ultimately reducing the number, variety, and quality of units that could be provided.

Per the MMC, the maximum lot coverage is 60%. Lot coverage standards exist to regulate the number and size of structures on a lot to allow for open space and adequate light and ventilation. Typically, lot coverage represents the percentage of building area-generally measured by the building footprint or roof lines as a proportion to the land area of the site. The building is designed as a single, integrated structure and meets the MMC side and rear yard setbacks. The project has a lot coverage of 74% which is necessary to accommodate the proposed density. The building is inviting and spacious and strict adherence to the lot coverage standard based on the site's small size would result in unique challenges that would compromise the integrity of the building's design and reduce the number of units that could be provided.

The maximum height allowed in the R-3 zone is 25 feet. The Planned Development is proposing to exceed the permitted height of 25 feet. The MMC height regulation is overly restrictive and is lower than the height limit of 35 feet set forth in Single Family Residential (R-1) zones. The height of the proposed building is 34 feet and 6 inches and 3 stories (including one parking level), as measured under the MMC, and does not include setbacks. All elevations of the building feature architectural details including brow pieces and trellis structures over the upper balconies, score lines on the walls, a decorative tile mansard roof, and vine pockets along the south and north elevations to soften the buildings appearance. The building setbacks and articulation will serve to adequately relate the building to adjacent properties.

The MMC requires a minimum open space of 150 square feet for private open space and 100 square feet for common open space and a total of 300 square feet per unit thus requiring 4,800 square feet in total. The small size of the site precludes the project from providing the MMC minimum required open space or meeting the minimum open space distribution between private and

common open space; therefore, the project requests an approximate 25% reduction in required open space and would provide a total of 3,650 square feet of open space. The requested open space reduction is appropriate because the project would still provide ample private and public on-site open space. The project features state-of-the art, high-quality amenities including balconies for each unit and a rooftop deck with patio furniture.

Pursuant to the State of California's Density Bonus Law (Cal. Govt. Code Section 65915), because the project would include at least 10% of the units for lower-income households, the project is not required to provide more than one on-site parking space per studio unit and one-bedroom unit, and 1.5 on-site parking spaces per two-bedroom unit and three-bedroom units (including parking for persons with a disability and guest parking). Based on these ratios, Project B is required to provide a minimum of 22 total parking spaces. The project will exceed this requirement and provide a total of 30 parking spaces. The project will provide a combination of side-by-side and tandem parking spaces in a controlled tuck under garage. In addition, the project will provide 16 bicycle parking spaces. The proposed building provides an efficient design and layout considering the site constraints and is designed to be fully self-contained as it relates to parking including the use of tandem and compact parking spaces. The project would include the approval of a Parking Management Plan for the tandem and compact parking spaces. Public transportation options exist for residents of the project. For example, Project Site B is located within 1,000 feet of a Montebello Bus Lines #10 line stop and the Montebello Transportation Department administers a "Dial a Taxi" program to residents that are disabled or over age 62. Finally, the project is well-served by other modes of public transportation including Metro Bus lines and offers its residents many choices for access to the aforementioned bike parking and to ride-share services.

The MMC requires building setbacks of 20 feet from the front property line, 5 feet along the side yard setback and 10 feet from the rear yard property line. The MMC also requires a one-foot stepback for every three feet over 15 feet. In this case, the project exceeds the side yard setbacks. The front property line (east elevation facing Poplar Avenue) is proposed at 15 feet and the building does not include the one-foot stepback. The 15-foot setback is sufficient given the building's contemporary Mediterranean architectural style and inviting residential appearance, main entryway, and abundant landscaping along the front setback. If the stepback requirement were observed, it would require the reduction of the rooftop deck and would reduce the overall number of units. The rear yard setback is proposed at 5 feet where 10 feet is required; however, the rear yard faces the alley so the effective setback from the properties across the alley is 15 feet.

The MMC requires 100 cubic feet of storage per residential unit. The building's garage is the most efficient and effective location for these storage units given small size of the site. The project includes storage units that are stacked above

the front ends of parking spaces and provide 100 cubic feet overall for each unit. In addition, each residential unit has ample interior closet space.

The MMC requires trash areas for multiple-family dwellings to provide the equivalent of not less than seventy-five gallon capacity container per dwelling unit. Where commercial trash containers (three cubic yards or more) are used, one container is required for every seven dwelling units and trash areas are required to be located within one hundred fifty feet of the units which they serve. Under the MMC, the project would be required to provide two commercial trash bins, and the project includes a dedicated trash and recycling area located at the ground level. The project will have frequent trash pickup throughout the week to ensure that the project's trash demands are adequately served. With a dedicated trash and recycling area and frequent trash pickup service, the project will include adequate trash facilities.

The project will be fully code compliant with all applicable fire/life/safety and California Title 24 building energy efficiency standards. In addition, the project will be responsible for paying all applicable fees and will upgrade all utilities and infrastructure to serve the projects thereby not negatively impacting the surrounding area or the City as a whole. The new construction will positively enhance property values and the property tax base of the City.

With approval of the Planned Development, the project on Project Site B will be in compliance with the MMC.

B. General Plan.

1. One policy of the Land Use Element of the General Plan is that "Residential development of varying densities and housing types should be compatible among themselves and with adjacent commercial and industrial development". Another policy of the same element states "Opportunities for a variety of living needs should be available in various locations throughout the City". For both project sites, separate parcels will be combined to form a single building site which in turn creates opportunities for excellence in design, site layout, and more efficient vehicular and pedestrian access. Both Project A and Project B are of high-quality architectural design and offer amenity-rich rental housing opportunities not commonly found in the City of Montebello. This would be consistent with the General Plan's policy of provide varying housing types and opportunities for a variety of living needs in the City.

2. A stated purpose of the 2016-2021 Housing Element is "to review development standards to improve site design, architectural quality, and livability of multi-family units". The 2016-2021 Housing Element contemplated updating the Zoning Standards for the R-3 zone to accommodate the additional housing needs identified in the Regional Housing Needs Assessment (RHNA); however, these revised standards have not been codified. The project design for both

sites' layout is efficient and self-contained with on-site amenities and parking. The projects utilize efficient design concepts and are integrated into the neighborhood and are therefore compatible with the surrounding uses. In addition, the new residents will support and enhance demand for commercial services from the nearby business districts in the City.

3. Other stated purposes of the 2016-2021 Housing Element are "to minimize governmental constraints, market constraints, and environmental constraints that may impede the development of new housing," and "to address future housing needs by expanding housing opportunities in the City." The R-3 Multiple Family Residential Zone standards provide a significant impediment to the development of modern and efficient residential units. The projects would utilize the MMC's Planned Development provisions to achieve additional density and certain deviations from the R-3 development standards to expand housing opportunities in the City and meet the goals of the City's Housing Element. The projects would make a substantial contribution towards meeting the City's RHNA allocation, including its affordable housing allocation, consistent with the goals and policies of the General Plan Housing Element.

4. The projects would also support the following policies of the 2016-2021 Housing Element related to affordable housing:

Policy 4.1. The City will continue to encourage the development of affordable housing throughout the community.

Policy 4.5. The City will continue to encourage development of new housing in proximity to public services, transportation routes, and other community facilities.

Policy 4.6. The City will encourage the establishment of a variety of affordability levels in multiple-projects.

Consistent with Policy 4.1, the projects would include a total of 32 units affordable to lower-income households (30 in Project A and 2 in Project B). Consistent with Policy 4.5, these units would be constructed in proximity to nearby public transportation routes and other community facilities. Consistent with Policy 4.6, the projects would be mixed-income projects with a variety of affordability levels, both market-rate and affordable to lower-income households

SECTION 3. The City Council hereby approves the Development Agreement attached hereto as Attachment A and subject further to minor, conforming, and clarifying changes consistent with the terms thereof as may be approved by the City Manager, in consultation with the City Attorney prior to execution thereof, including competition of references and status of planning approvals, and completion and conformity of all attachments or exhibits thereto, as approved by the City Council. The City Manager is further authorized and directed to execute the Development Agreement on behalf of the City along with all ancillary documents reasonably necessary to effectuate the intent of

this Ordinance and all acts authorized to be performed by the City Manager in the administration of the Development Agreement pursuant to its terms.

SECTION 4. This Project is statutorily exempt under CEQA per the Public Resources Code Section 21155.1 under the Sustainable Communities Project Exemption (SCPE) if the City Council finds, after conducting a public hearing, that the transit priority project meets all of the requirements of subdivisions (a) and (b) and one of the requirements of subdivision (c). The Project is a transit priority project and meets the requirements of Public Resources Code Section 21155 subdivisions (a) and (b) and Section 21155.1 subdivisions (a) and (b) and one of the requirements of subdivision (c). The findings and details in the Sustainable Communities Project Exemption which is incorporated herein by this reference.

SECTION 5. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 6. The City Clerk shall certify to the passage and adoption of this Ordinance and cause it to be posted as required by law. This Ordinance shall become effective thirty (30) days after its adoption following the second reading of the ordinance. The City Clerk is authorized and directed to cause this Development Agreement to be recorded with the County Recorder's Office for the County of Los Angeles.

[Signatures on the following page]

APPROVED AND ADOPTED this 23rd day of April 2022.

Kimberly A. Cobos-Cawthorne, Mayor

ATTEST:

Christopher Jimenez, City Clerk

APPROVED AS TO FORM:

Arnold M. Alvarez-Glasman, City Attorney

I HEREBY CERTIFY that the foregoing Ordinance was introduced at the regular meeting of the City Council on the 13th day of April 2022 and was adopted by the City Council of the City of Montebello at its meeting held on the 23rd day of April 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Christopher Jimenez, City Clerk

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL
TO:**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEVELOPMENT AGREEMENT

between

THE CITY OF MONTEBELLO,
a municipal corporation ("City")

and

MAGNA & MAGNA, INC.,
a California corporation
("Developer")

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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this “Agreement”) is entered into on _____, by the **CITY OF MONTEBELLO** (the “City”), a municipal corporation, and **MAGNA & MAGNA, INC.**, a California corporation (the “Developer”), pursuant to Article 2.5 of Chapter 4 of Division 1 of Title 7, Sections 65864 through 65869.5 of the California Government Code. City and Developer shall be referred to within this Agreement jointly as the “Parties” and individually as a “Party.”

R E C I T A L S:

A. Capitalized Terms. The capitalized terms used in these recitals and throughout this Agreement shall have the meaning assigned to them in Section 1. Any capitalized terms not defined in Section 1 shall have the meaning otherwise assigned to them in this Agreement.

B. Property Status. Developer holds a legal or equitable interest in certain parcels of real property which are located in the City of Montebello, and are more particularly described in the “Legal Description of Property” attached hereto as Exhibits A-1 (Project A Site) and A-2 (Project B Site), and are shown on the “Site Map” attached hereto as Exhibits B-1 (Project A Site) and B-2 (Project B Site) which together show the “Property.”

C. Project. This Development Agreement grants Developer the right to redevelop the Property with two elements, referred to herein as Project A and Project B. Project A will involve the construction of 140 apartment units within a 73,807-square foot development site, and Project B will involve the construction of 16 units within a 12,500-square foot development site. The Project (as defined below) will pay all applicable City Developer Fees and Processing Fees.

D. Legislation Authorizing Development Agreements. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the legislature of the State of California adopted the Development Agreement Statute, Sections 65864, et seq., of the Government Code, authorizing City to enter into an agreement with any Person (as hereinafter defined) having a legal or equitable interest in real property providing for the development of such property and establishing certain development rights therein. The legislative findings and declarations underlying the Development Agreement Statute and the provisions governing contents of development agreements state, in Government Code Sections 65864(c) and 65865.2, that the lack of public facilities, including, but not limited to, streets, sewerage, transportation, drinking water, school, and utility facilities is a serious impediment to the development of new housing, and that applicants and local governments may include provisions in development agreements relating to applicant financing of necessary public facilities and subsequent reimbursement over time.

E. Public Benefits. Developer agrees to provide the City with certain public benefits identified in Section 4.3 of this Agreement in exchange for the City agreeing to enter into this Agreement, which affords the Developer with greater project latitude, flexibility, development certainty and the vested rights to complete the Project afforded by this Agreement.

F. Intent of the Parties. Developer and City have determined that the Project is a development for which a development agreement is appropriate. The Parties desire to define the parameters of Developer's public benefits obligations and provide for the orderly development of the Property, assist in attaining the most effective utilization of resources within the City, and otherwise achieve the goals of the Development Agreement Statute. In consideration of these benefits to City and the public benefits of the development of the Property, Developer will receive assurances that City shall grant all permits and approvals and permit the construction required for development of the Property and the Project in accordance with this Agreement.

G. Public Hearings: Findings. In accordance with the requirements of the California Environmental Quality Act (Public Resources Code Sections 21000, et seq. ("CEQA")), appropriate studies, analyses, reports, or documents were prepared and considered by the Planning Commission and the City Council. The Planning Commission, after a public hearing on _____, recommended, and on _____ the City Council adopted, Ordinance No. _____ approving this Agreement. The Planning Commission and the City Council have found, on the basis of substantial evidence, that this Agreement is consistent with all applicable plans, rules, regulations and official policies of the City. Specifically, the City Council has found that the Agreement: (i) is consistent with the General Plan and any applicable specific plan; (ii) is in conformity with public convenience and good land use practices; (iii) will not be detrimental to the health, safety and general welfare; (iv) will not adversely affect the orderly development of property or the preservation of property values; and (v) is consistent with the provisions of Government Code Sections 65864 through 65869.5.

H. Mutual Agreement. Based on the foregoing and subject to the terms and conditions set forth herein, Developer and City desire to enter into this Agreement.

NOW, THEREFORE, pursuant to the authority contained in the Development Agreement Statute as it applies to City and the Authorizing Ordinance, and in consideration of the mutual promises and covenants herein contained, and having determined that the foregoing recitals are true and correct and should be and hereby are incorporated into this Agreement, the Parties agree as follows:

1. DEFINITIONS

The following words and phrases are used as defined terms throughout this Agreement. Each defined term shall have the meaning set forth below and shall be applicable to both the singular and plural form of any nouns and verbs of any tense.

1.1 Affiliate. "Affiliate" means, with respect to any specified Person, any Person which, directly or indirectly, through one or more intermediaries, Controls, is Controlled by, or is under common Control with, such specified Person.

1.2 Agreement. "Agreement" means this Development Agreement as the same may be amended or modified from time to time.

1.3 Applications. "Application(s)" shall mean a complete application for the applicable land use approvals (such as a subdivision map, conditional use permit, etc.) meeting all of the

Existing Land Use Regulations, provided that any additional or alternate requirements in Future Land Use Regulations which affect the Project application shall apply only to the extent permitted by this Agreement.

1.4 Approval Date. “Approval Date” means the date of the adoption of the Authorizing Ordinance by the City Council.

1.5 Authorizing Ordinance. “Authorizing Ordinance” means Ordinance No. _____ of City approving this Agreement.

1.6 CEQA. “CEQA” means the California Environmental Quality Act (Public Resources Code Sections 21000, *et seq.*).

1.7 City. “City” means the City of Montebello, California.

1.8 City Council. “City Council” means the governing body of the City of Montebello, California.

1.9 Claims or Litigation. “Claims or Litigation” shall mean any challenge by adjacent owners or any other third parties (i) to the legality, validity or adequacy of the General Plan, Land Use Regulations, this Agreement, Development Approvals, or other actions of City, in each case, solely to the extent pertaining to the Project, or (ii) seeking damages against City as a consequence of the foregoing actions or for the taking or diminution in value of their property as a consequence of the foregoing actions.

1.10 Conditions of Approval. “Conditions of Approval” means those conditions of approval imposed by City upon the Existing Development Approvals as of the Approval Date, and any additional conditions of approval thereafter imposed by City upon Future Development Approvals in accordance with this Agreement.

1.11 Control. “Control,” or any derivative thereof, when used with respect to any specified Person, means the possession, directly or indirectly, of the power to direct or cause the direction of the management or policies of such Person, whether through ownership of voting securities or partnership or membership or other ownership interests, by contract or otherwise; provided, however, that, without limiting the generality of the foregoing, (i) a general partner shall always be deemed to Control any general partnership, limited partnership, or limited liability partnership of which it is a general partner, and (ii) a manager shall always be deemed to Control any limited liability company of which it is a manager.

1.12 City Manager. “City Manager” means the City Manager of the City of Montebello, California.

1.13 Developer. “Developer” means Magna & Magna, Inc., a California corporation, and any assignee or transferee in accordance with Section 11.

1.14 Developer Fees. “Developer Fees” mean those fees established and adopted by City with respect to development and its impacts pursuant to applicable governmental requirements, including Section 66000, *et seq.*, of the Government Code of the State of California, including

impact fees, linkage fees, exactions, assessments or fair share charges or other similar impact fees or charges imposed on or in connection with new development but only when imposed by the City. Developer Fees does not mean or include Processing Fees.

1.15 Development. “Development” means the remediation of the Property in preparation for development and the improvement of the Property for purposes of effecting the structures, improvements and facilities comprising the Project including, grading and the construction of subsurface structures; the construction of infrastructure and public facilities related to the Project whether located within or outside the Property; the construction of structures and buildings in accordance with the Development Approvals during the Term of this Agreement; and the installation of landscaping; but not including the maintenance, repair, or redevelopment of any structures, improvements or facilities after the construction and completion thereof.

1.16 Development Agreement Statute. “Development Agreement Statute” means Sections 65864 through 65869.5 of the California Government Code as in effect on the Approval Date, as the same may thereafter be amended.

1.17 Development Approvals. “Development Approvals” means all site-specific (meaning specifically applicable to the Property or the Development thereof only and not generally applicable to some or all other properties within the City) plans, maps, permits, and entitlements to use of every kind and nature. Development Approvals includes, but is not limited to, specific plans, site plans, tentative and final subdivision maps, vesting tentative maps, variances, zoning designations, planned unit developments, conditional use permits, grading, building, and other similar permits, the site-specific provisions of general plans (including, without limitation, the General Plan), environmental assessments, including environmental impact reports, and any amendments or modifications to those plans, maps, permits, assessments and entitlements. The term Development Approvals does not include rules, regulations, policies, and other enactments of general application within the City (except to the extent applicable to the Property or the Development thereof as provided above).

1.18 Development Plan. “Development Plan” means the Existing Development Approvals, Future Development Approvals (if any), and Existing Land Use Regulations.

1.19 Exaction. “Exaction” means dedications of land, payment of Developer Fees and/or construction of public infrastructure by Developer as part of the Development.

1.20 Existing Developer Fees. “Existing Developer Fees” mean the Developer Fees applicable to the Property and/or the Development thereof in effect as of the Approval Date.

1.21 Existing Development Approvals. “Existing Development Approvals” means the following Development Approvals approved in connection with case numbers PC-2021-0008-PD-PMP-SPR and ENV No. 04-22-SE, which are incorporated and made a part of this Agreement:

(a) Planned Development District and Precise Plan of Development, including Density Overlay and Height Overlay;

(b) Site Plan Review;

- (c) This Development Agreement;
- (d) Parking Management Plan; and
- (e) Sustainable Communities Project Exemption

1.22 Existing Land Use Regulations. “Existing Land Use Regulations” means those certain Land Use Regulations applicable to the Property and/or the Development thereof in effect on the Approval Date.

1.23 Future Developer Fees. “Future Developer Fees” mean any Developer Fees applicable to the Property and/or the Development thereof not in effect as of the Approval Date. Future Developer Fees which affect the Project shall apply only to the extent permitted by this Agreement.

1.24 Future Development Approvals. “Future Development Approvals” means those Development Approvals applicable to the Property and/or the Development thereof approved by City after the Approval Date, if any, such as more detailed planning and engineering approval requirements. Future Development Approvals which affect the Project shall apply only to the extent permitted by this Agreement.

1.25 Future Land Use Regulations. “Future Land Use Regulations” means any Land Use Regulations applicable to the Property adopted or enacted after the Approval Date including, without limitation, any modification or amendment of Existing Land Use Regulations after the Approval Date. Future Land Use Regulations which affect the Project shall apply only to the extent permitted by this Agreement.

1.26 General Plan. “General Plan” shall mean the general plan of the City of Montebello in effect on the Approval Date.

1.27 Holder. “Holder” or “holder” means the holder of any mortgage, deed of trust, or other security interest, or the lessor under a lease-back, or the grantee under any other conveyance for financing, as provided in Section 15.

1.28 Land Use Regulations. “Land Use Regulations” means those ordinances, laws, statutes, rules, regulations, initiatives, policies, requirements, guidelines, constraints, codes or other actions of City which affect, govern, or apply to the Property or the implementation of the Development Plan. Land Use Regulations include the ordinances and regulations adopted by City which govern permitted uses of land, density and intensity of use and the design of buildings, applicable to the Property, including, but not limited to, the General Plan, specific plans, zoning ordinances, development moratoria, implementing growth management and phased development programs, ordinances and park codes, any other similar or related codes and building and improvements standards, mitigation measures required in order to lessen or compensate for the adverse impacts of a project on the environment and other public interests and concerns or similar matters. The term Land Use Regulations does not include, however, regulations relating to the conduct of business, professions, and occupations generally; taxes and assessments; regulations for the control and abatement of nuisances; uniform building codes; encroachment and other

permits and the conveyances of rights and interests which provide for the use of or entry upon public property; any exercise of the power of eminent domain; or similar matters.

1.29 SCPE. “SCPE” means the Sustainable Communities Project Exemption adopted by the City Council Resolution No. _____ adopted on _____, as being in compliance with CEQA..

1.30 Mortgage. “Mortgage” or “mortgage” means any mortgage (whether a leasehold or feehold mortgage or otherwise), deed of trust (whether a leasehold or feehold deed of trust or otherwise), or other security interest, or sale and lease-back, or any other form of conveyance for financing, as provided in Section 15.1.

1.31 Non-Defaulting Party. “Non-Defaulting Party” means the Party other than the Defaulting Party.

1.32 Operative Date. “Operative Date” means the date this Agreement becomes operative with respect to the Development of the Property and the Project as set forth in Section 3.2.

1.33 Person. “Person” means any individual, corporation, partnership, limited partnership, limited liability partnership, limited liability company, joint venture, association, firm, joint stock company, trust, estate, unincorporated association, governmental or quasi-governmental body, authority or agency, or other entity.

1.34 Planning Commission. “Planning Commission” means the Planning Commission of the City.

1.35 Planning Director. “Planning Director” shall mean the Planning & Community Development Director or similar officer of the City.

1.36 Processing Fees. “Processing Fees” means all processing fees and charges required by the City in connection with the Development of the Property and the Project, including, but not limited to, fees for land use Applications, building permit Applications, building permits, grading permits, subdivision or parcel maps, inspection fees and certificates of occupancy. Processing Fees shall not mean or include Developer Fees.

1.37 Project. “Project” means the project consisting of Project A and Project B as approved on the Property pursuant to the Development Plan and this Agreement.

1.38 Transfer. “Transfer” means any hypothecation, sale, conveyance, lease, assignment or other transfer of the Developer’s rights under this Agreement or of the Property together with any rights or obligations under this Agreement.

2. EXHIBITS

The following are the Exhibits to this Agreement:

Exhibits A-1 and A-2: Legal Description of the Property (Project A Site and Project B Site)

Exhibits B-1 and B-2: Site Map of the Property (Project A Site and Project B Site)

Exhibit C-1 and C-2: Form of Affordable Housing Covenant (Project A Site and Project B Site)

This Agreement includes the foregoing Exhibits which are attached hereto and are incorporated herein in their entirety.

3. TERM

3.1 Term. The term of this Agreement (the “Term”) shall commence upon the Approval Date and shall terminate on the tenth (10th) anniversary of the Operative Date. In addition, the term of any and all Development Approvals (including the Existing Development Approvals) shall automatically be extended for the longer of the Term or the term otherwise applicable to such Development Approvals. In the event that a referendum petition concerning this Agreement is duly filed in such a manner that the ordinance approving this Agreement is suspended, then the Term is deemed to commence upon City Council certification of the results of the referendum election approving this Agreement. Upon the expiration of the Term, this Agreement shall terminate and be of no further force or effect; provided, however, such termination shall not affect any right or duty of a Party hereto, arising out of any Development Approval or the provisions of this Agreement, in effect on or prior to the effective date of such termination.

3.2 Operative Date. This Agreement shall become effective immediately upon the Approval Date for the limited purpose of effectuating necessary provisions of this Agreement (e.g., definition of Existing Land Use Regulations, the Indemnity provisions of Section 12, etc.), but this Agreement shall not become fully operative with respect to the Development of the Property and the Project until such time that the Authorizing Ordinance adopting this Agreement becomes effective.

4. DEVELOPMENT OF THE PROPERTY; DEVELOPER OBLIGATIONS.

4.1 Right to Develop. During the Term, Developer shall have a vested right to develop the Property to the full extent permitted by the Development Plan and this Agreement. Except as expressly provided in this Agreement, the Development Plan shall exclusively control the development of the Property (including the permitted uses of the Property, the density or intensity of use, the maximum height and size of proposed buildings, the provisions for reservation or dedication of land for public purposes and the design, improvement and construction standards and specifications applicable to the Project and the development of the Property). Except as expressly provided in this Agreement, any Future Land Use Regulations shall not be applied to the Project unless Developer gives written notice to City of its election to have such Future Land Use Regulations applied to the Project or such Phase. Developer may elect to develop and construct upon the Property or any portion thereof a Development of lesser height, size, or density than that permitted provided that such Development otherwise complies with the Development Plan and this Agreement.

4.2 Permitted Uses. The use allowed on the Property shall consist of two projects (Project A and Project B), with a total of one hundred fifty-six (156) multi-family apartment units

in two buildings. Project A includes 140 dwelling units in a four-story building with a height of 47 feet as measured from the street frontage and a total of 298 parking spaces in two subterranean parking levels. Project B includes 16 dwelling units in a three-story building with a height of 34 feet, six inches and a total of 30 parking spaces in an enclosed at-grade parking level.

4.3 Public Benefits; Developer and Processing Fees. Except as otherwise provided in this Agreement, Developer shall provide to the City the following public benefits and applicable Developer Fees and Processing Fees:

(a) Public Benefits to City. In consideration of the benefits and privileges afforded under this Agreement, Developer shall pay to the City the following Public Benefits:

i. On-Site Affordable Housing. Developer shall make available a total of thirty (30) units within Project A and two (2) units within Project B at an affordable rent, adjusted for household size, to Lower Income Households (as defined in California Health and Safety Code Section 50079.5 and as periodically published by the California Department of Housing and Community Development). For each of Project A and Project B, Developer shall enter into an “Affordable Housing Agreement” with the City in the form attached hereto as Exhibit C, setting forth its obligations to provide and maintain the affordable housing units for a term of 55 years. Each Affordable Housing Agreement shall be executed by Developer and be recorded against the applicable portion of the Property prior to City issuance of a certificate of occupancy for Project A or Project B, as applicable. For the avoidance of doubt, this Section 4.3(a)(i.) is subject to Section 5.1 of this Agreement, it shall not obligate Developer to construct the Project or any portion thereof, and Developer shall not be in breach or default under this Section 4.3(a)(i.) in the event that Developer does not construct the Project or any portion thereof.

ii. Off-Site Transit Stop Enhancements. Prior to the issuance of the first certificate of occupancy, Developer shall pay to City a one-time payment not to exceed Fifteen-Thousand Dollars (\$15,000) _____ for transit stop enhancements to the nearest transit stop along the westbound route located at Whittier Boulevard and 2nd Street.

iii. One-Time Development Agreement Fee. Within ten (10) days of the Approval Date, Developer shall pay to the City a one-time, non-refundable Development Agreement Fee in the amount of Five-Thousand Dollars (\$5,000) (“Development Agreement Fee”) for costs associated with the preparation and review of this Agreement by City’s staff, its legal counsel, and consultants. The Development Agreement Fee shall be separate from and in addition to Developer Fees and Processing Fees required under this Agreement.

(b) Developer Fees. Developer shall pay to the City the following Developer Fees:

i. Development Tax to the City in the amount required by Montebello Municipal Code Chapter 3.24 prior to issuance of building permits.

ii. Parkland Fees to the City in the amount required by Montebello Municipal Code Chapter 17.77 prior to issuance of building permits.

(c) Processing Fees. All applicable Processing Fees in effect at the time said Processing Fee is due, provided that the Processing Fee is not imposed in a manner that discriminates against the Developer or the Project.

4.4 Obligations of Developer Respecting Project Costs. Except as specifically provided herein, it is expressly understood that Developer is fully responsible for the cost of the Project and obtaining any necessary construction or long-term financing therefor.

5. DEVELOPMENT TIMING

5.1 Right of Developer to Control Development and Timing. Developer cannot fully predict the timing, phasing, or sequencing in which the Project will be developed, if at all. Such decisions depend upon numerous factors, many of which are not completely within the control of Developer, such as market orientation and demand, interest rates, absorption, completion, availability of financing, and the state of the general economy. Therefore, notwithstanding anything herein to the contrary, Developer may decide the timing, phasing, and sequencing of the Project as Developer from time to time deems appropriate in the exercise of Developer's business judgment, this Agreement shall not in any way obligate Developer to construct the Project or any portion thereof, and Developer shall decide whether to proceed with development of the Project in its sole discretion.

6. FEES, TAXES, AND ASSESSMENTS

6.1 Future Developer Fees. Notwithstanding anything herein to the contrary, during the Term of this Agreement, the Project and Developer shall not be subject to any Future Developer Fees.

6.2 Existing Developer Fees. Notwithstanding anything herein to the contrary, during the Term of this Agreement, the Project and Developer shall not be subject to any increase in the amount of the Existing Developer Fees.

6.3 Future Processing Fees. With respect to Processing Fees, the Project and Developer shall be subject to the amount in effect at the time said Processing Fee is due, provided that the Processing Fee is not imposed in a manner which discriminates against Developer or the Project and does not exceed the estimated reasonable cost of providing the service.

6.4 Exceptions. This Agreement shall not prohibit the application of fees, taxes or assessments as follows:

(a) Developer shall be obligated to pay any applicable fees or taxes which are in effect on a City-wide basis as of the Operative Date which are not related to construction or development activities such as business license fees or taxes and utility taxes.

(b) Developer shall be obligated to pay any fees as imposed pursuant to any assessment district established within the Project, provided that such assessment district is otherwise proposed or consented to by Developer.

(c) Subject to Section 5.1, Developer shall be obligated to pay any fees which

were imposed as Conditions of Approval in the SCPE or any other condition or mitigation measure, required as part of the approval for Existing Development Approvals consistent with this Agreement.

7. AMENDMENT OF DEVELOPMENT AGREEMENT

7.1 Initiation of Amendment. Either Party may propose an amendment to this Agreement.

7.2 Procedure. Except as set forth in Section 7.4 or Section 10.3, the procedure for proposing and adopting an amendment to this Agreement shall be the same as the procedure required for entering into this Agreement in the first instance.

7.3 Consent. No amendment to all or any provision of this Agreement shall be effective unless set forth in writing and signed by duly authorized representatives of each of the Parties hereto and recorded in the Official Records of Los Angeles County.

7.4 Minor Modifications. Implementation of the Project may require minor modifications of the details of the Development Plan and performance of the Parties under this Agreement. The Parties desire to retain a certain degree of flexibility with respect to those items covered in general terms under this Agreement. Therefore, non-substantive and procedural modifications of the Development Plan shall not require an amendment to this Agreement, although they shall require the written consent of both Parties.

A modification will be deemed non-substantive and/or procedural if it does not result in a material change in fees, residential density, intensity of use, permitted uses, the height and size of buildings, number of parking spaces, or the improvement and construction standards and specifications for the Project. Where applicable, a change of less than 10% to any proposed Project specifications shall not be deemed a “material change.”

The determination as to whether a matter is non-substantive and procedural shall be made by the City Manager based on the advice of the City Attorney and in consultation with Developer. The determination of the City Manager shall be final. A written record, containing the written consent of both Parties hereto, shall be made of all non-substantive and/or procedural changes.

7.5 Effect of Amendment to Development Agreement. The Parties agree that, except as may be expressly set forth in any such amendment, an amendment to this Agreement will not alter, affect, impair, modify, waive, or otherwise impact any other rights, duties, or obligations of either Party under this Agreement.

8. RESERVATIONS OF AUTHORITY

8.1 Limitations; Reservations, and Exceptions. Notwithstanding anything to the contrary set forth hereinabove, in addition to the Existing Land Use Regulations, only the following Land Use Regulations adopted by City hereafter shall apply to and govern the Development of the Property:

- (a) Future Regulations. Only those Future Land Use Regulations for which

Developer gives City written notice of its election to have such Future Land Use Regulations applied to the Property.

(b) State and Federal Laws and Regulations. Where state or federal laws or regulations enacted after the Approval Date prevent or preclude compliance with one or more provisions of this Agreement, those provisions shall be modified, through revision or suspension, to the extent necessary to comply with such state or federal laws or regulations, in each case, with the prior written consent of the Parties.

(c) Public Health and Safety/Uniform Codes.

i. Future Land Use Regulations or amending Existing Land Use Regulations which are uniform codes and are based on recommendations of a multi-state professional organization and become applicable throughout City, such as, but not limited to, the Uniform Building, Electrical, Plumbing, Mechanical, or Fire Codes, provided such codes are uniformly applied on a City-wide basis to all substantially similar types of development projects and properties.

ii. Future laws and ordinances of general applicability (“Regulations”) concerning the use of property required for public health and safety which (A) are applicable throughout the City, (B) directly result from findings by City that failure to adopt such Regulations would result in a condition injurious or detrimental to the public health and safety, and (C) that such Regulations are the only reasonable means to correct or avoid such injurious or detrimental condition, provided such Regulations are uniformly applied on a City-wide basis to all substantially similar types of development projects and properties. This provision is not intended to and does not provide a basis for the imposition of additional Exactions or a moratorium or other like restriction on the timing of development which would impact the Development of the Project.

iii. Future Land Use Regulations or amending Existing Land Use Regulations which are regional codes and are based on recommendations of a county or regional organization and which become applicable throughout the region and are uniformly applied on a City-wide basis to all substantially similar types of development projects and properties.

8.2 Regulation by Other Public Agencies. It is acknowledged by the Parties that other public agencies not within the control of City possess authority to regulate aspects of the Development of the Property separately from or jointly with City and this Agreement does not limit the authority of such other public agencies.

9. ANNUAL REVIEW

9.1 Annual Monitoring Review.

(a) City and Developer shall review the extent of Developer’s good faith substantial compliance with the terms and provisions of this Agreement, as well as the performance by the City of its obligations under this Agreement, on or about April 1 of each year during the Term (“Annual Monitoring Review”).

(b) As part of such Annual Monitoring Review, Developer shall submit a written status report to City demonstrating that, during the preceding twelve-month (12-month) period, it has been in good faith compliance with this Agreement. For purposes of this Agreement, the phrase “good faith compliance” shall mean that Developer has demonstrated that it has acted in a commercially reasonable manner (taking into account the circumstances which then exist) and in good faith in and has substantially complied in good faith with the Developer’s material obligations under this Agreement.

(c) By March 1 of each year during the Term, the City must deliver to the Developer a copy of all staff reports prepared in connection with an Annual Monitoring Review, any prior staff reports generated during the review period, written comments from the public, and, to the extent practical, all related exhibits concerning such Annual Monitoring Review. This information shall be known as the “City Report.”

(d) Following delivery of the City Report, no later than April 1 of each year during the Term, Developer must submit a written status report to the Director addressing the good faith compliance issue set forth in Section 9.1(b) above and any issues raised by the City Report provided to the Developer in accordance with Section 9.1(c) above.

(e) The actual reasonable cost of the Annual Monitoring Review shall be borne by Developer upon receipt of invoices from the City, not to exceed \$1,000 for each Annual Monitoring Review.

9.2 Failure to Conduct Annual Monitoring Review. The City’s failure to review, at least annually, compliance by the Developer with the terms and conditions of this Agreement shall not constitute or be asserted by any Party as a breach by any other Party of this Agreement. If the City fails to provide the City Report by March 1 of each year during the Term, Developer will be deemed to be in good faith compliance with this Agreement for the following twelve-month (12-month) period.

10. DEFAULT, REMEDIES AND TERMINATION.

10.1 Rights of Non-Defaulting Party after Default. The Parties agree that legal damages would be extremely difficult to determine and would not give the Parties the benefit of their bargain. Accordingly, the Parties agree that, subject to the provisions of Section 10.4, following the occurrence of a Default (defined below), the Party not in Default (as defined in Section 10.2 below) (the “Non-Defaulting Party”) shall have only the equitable remedy of specific performance or alternatively the ability to terminate this Agreement for a Default by the other Party (the “Defaulting Party”), subject to the procedure of notice and hearing herein. Before this Agreement may be terminated or action may be taken to obtain judicial relief, the Non-Defaulting Party shall comply with the notice and cure provisions of this Section 10. Nothing in this Section shall limit a Party’s right to recover attorneys’ fees pursuant to Section 16.5.

10.2 Notice and Opportunity to Cure. The Non-Defaulting Party in its discretion may elect to declare a default under this Agreement in accordance with the procedures hereinafter set forth for any failure or breach of the Defaulting Party to perform any material duty or obligation

of said Defaulting Party under the terms of this Agreement. However, prior to declaring a default, the Non-Defaulting Party must provide written notice to the Defaulting Party setting forth the nature of the breach or failure and the actions, if any, required by the Defaulting Party to cure such breach or failure. The Defaulting Party shall be deemed in "Default" under this Agreement if the Defaulting Party has failed to take such actions and cure such breach or failure within sixty (60) days after the date of such notice ("Cure Period"). However, if a breach or failure cannot reasonably be cured within such Cure Period, then the Defaulting Party shall not be deemed in Default under this Agreement provided that the Defaulting Party commences to cure the breach within the Cure Period and thereafter diligently prosecutes such cure to completion.

10.3 Modification or Termination.

(a) If, in the case of a Default by Developer which is not timely cured after notice and within the Cure Period, in accordance with Section 10.2, City determines that this Agreement shall be modified or terminated, then City shall give notice to Developer of its intention to initiate proceedings to modify or terminate this Agreement.

(b) The City Council shall hold a public hearing for any proposed termination or modification, except that any amendment or modification which does not relate to the duration of the Agreement, permitted uses of the property, density or intensity of use, height or size or proposed buildings, provisions for reservation or dedication of land, or to any conditions, terms, restrictions or requirements relating to subsequent discretionary actions relating to design, improvement, construction standards and specifications, improvement and construction standards or any other condition or covenant relating to the use of the property shall not require a noticed public hearing before the City Council.

(c) The City Council may refer the matter to the Planning Commission for further proceedings or for a report and recommendation. Upon receipt of any such report and recommendation and the completion of the public hearing, if any, the City Council shall take final action on the modification or termination. Developer must demonstrate good faith compliance with the terms and conditions of this Agreement. The burden of proof is upon the Developer. The hearing shall be administrative with no public testimony, unless the Council otherwise determines. Developer shall have the opportunity to present written or oral testimony. As part of that final determination, the City Council may impose conditions which it considers necessary and appropriate to protect public health, safety and welfare and the interests of the City. The decision of the City Council must be by a majority of its membership, and shall be final, except for judicial review thereof.

(d) Notwithstanding anything in this Agreement to the contrary, there shall be no modification of this Agreement without Developer's written consent thereto. If the City Council determines that modification of this Agreement is appropriate pursuant to this Section 10.3, City shall inform Developer of such proposed modification and, unless Developer consents in writing to such modification, City shall have the right to proceed with termination of this Agreement pursuant to the provisions of this Section 10.

10.4 No Specific Performance to Construct Project. Notwithstanding the provisions of

Section 10.1, City shall not have the right to specifically enforce against Developer any provisions of this Agreement, nor in any way to compel Developer to either start or complete the Project, nor to seek any monetary damages from Developer for Developer's failure to start or complete the Project.

10.5 Intentionally Omitted.

10.6 Rights and Duties Following Termination. Upon the termination of this Agreement, no Party shall have any further right or obligation hereunder except (i) with respect to any obligations that accrued prior to said termination or with respect to any Default in the performance of the provisions of this Agreement which has occurred prior to said termination, (ii) with respect to any indemnity obligations set forth herein which accrued prior to said termination, and (iii) with respect to any right or duty arising from entitlements or approvals, including the Development Approvals, applicable to the Property approved prior to the effective date of the termination.

11. TRANSFERS

11.1 Right to Transfer.

(a) General. Developer may Transfer its interests, rights or obligations under this Agreement with respect to the Property, or any portion thereof, to any person at any time (a "Transferee") during the term of this Agreement without approval of the City. For purpose of this Agreement, the Transferee must be considered the "owner" of that portion of the Property which is covered by such transfer.

(b) Assumption Agreement. Upon a Transfer of this Agreement, Developer shall be released and relieved of its legal duty from the assigned obligations under this Agreement, except to the extent Developer is in Default under the terms of this Agreement prior to said Transfer, if (i) Developer has provided to City prior or subsequent written notice of such Transfer, and (ii) the Transferee has expressly assumed in writing, in a form reasonably acceptable to City, the assigned obligations of Developer. Following any such Transfer of any of the rights and interests of Developer under this Agreement, in accordance with Section 10.1(a) above, the exercise, use, and enjoyment of such rights shall continue to be subject to the terms of this Agreement to the same extent as if the Transferee were Developer; provided, however, that, to the extent released as provided above, any Default by Developer shall not constitute a Default by the Transferee, and any Default by such Transferee shall not constitute a Default by Developer or any other Transferee.

(c) If a Transferee defaults with respect to any provision of this Agreement, Developer may, but is not obligated to, resume Transferee's obligations upon written notification to City.

12. INDEMNITY

12.1 Third-Party Litigation.

(a) Non-liability of City. As set forth above, City has determined that this

Agreement is consistent with the General Plan and that the General Plan and Development Approvals meets all of the legal requirements of state law. The Parties acknowledge that:

i. In the future there may be challenges to the legality, validity and adequacy of the General Plan, the Development Approvals and/or this Agreement; and

ii. If successful, such challenges could delay or prevent the performance of this Agreement and the development of the Property.

In addition to the other provisions of this Agreement, including, without limitation, the provisions of this Section 12, City shall have no liability under this Agreement for any failure of City to perform under this Agreement or the inability of Developer to develop the Property as contemplated by the Development Plan or this Agreement as the result of a judicial determination that, on the Approval Date, or at any time thereafter, the General Plan, the Land Use Regulations, the Development Approvals, this Agreement, or portions thereof, are invalid or inadequate or not in compliance with law.

(b) **Revision of Land Use Restrictions.** If for any reason the General Plan, Land Use Regulations, Development Approvals, this Agreement or any part thereof is hereafter judicially determined as provided above to be not in compliance with the State or Federal Constitutions, laws or regulations and, if such noncompliance can be cured by an appropriate amendment thereof otherwise conforming to the provisions of this Agreement, then this Agreement shall remain in full force and effect to the extent permitted by law. The Development Plan, Development Approvals and this Agreement shall be amended, as necessary and with the Parties' prior written consent, in order to comply with such judicial decision.

(c) **Participation in Litigation; Indemnity.** Developer agrees to indemnify City and its elected boards, commissions, officers, agents and employees and will hold and save them and each of them harmless from any and all actions, suits, claims, liabilities, losses, damages, penalties, obligations and expenses (including, but not limited to, attorneys' fees and costs) against the City for any Claims or Litigation which arise during the Term of this Agreement, except to the extent such Claims or Litigation are the result of the City's sole negligence or intentional misconduct. City shall promptly provide Developer with notice of the pendency of any such Claims or Litigation and request that Developer defend the same. If City fails promptly to notify Developer of any such Claims or Litigation or fails to cooperate fully in the defense thereof, Developer shall not, thereafter, be responsible to defend, indemnify, or hold harmless City. Developer may utilize the City Attorney's office or use legal counsel of Developer's choosing, but shall reimburse City for any necessary legal cost incurred by City. If Developer fails to do so, City may defend the Claims or Litigation and Developer shall pay the cost thereof, but if City chooses not to defend the Claims or Litigation, it shall have no liability to Developer. Developer's obligation to pay the defense cost shall extend until judgment and thereafter through any appeals. In the event of an appeal, or a settlement offer, the Parties will confer in good faith as to how to proceed and the resolution of any such appeal and the Parties' response to any such settlement offer shall require the consent of both Parties, which consent shall not be unreasonably withheld.

12.2 Hold Harmless: Developer's Construction and Other Activities. Developer hereby agrees to, and shall defend, save and hold City and its elected and appointed board commissions, officers, agents, and employees harmless from any and all claims, costs (including attorneys' fees) and liability for any third party damages, personal injury or death, which may arise, directly or indirectly, from Developer's or Developer's agents, contractors, subcontractors, agents, or employees' performance under this Agreement, whether such performance be by Developer or by any of Developer's agents, contractors or subcontractors or by any one or more Persons directly or indirectly employed by or acting as agent for Developer or any of Developer's agents, contractors or subcontractors, in each case, during the Term of this Agreement and except to the extent such Claims or Limitation are the result of the City's negligence or intentional misconduct. City shall promptly provide Developer with notice of the pendency of any such claim, action or proceeding against City and request that Developer defend the same. If City fails promptly to notify Developer of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, Developer shall not, thereafter, be responsible to defend, indemnify, or hold harmless City. Nothing herein is intended to make Developer liable for the acts or negligent omissions of City's officers, employees, agents, contractors or subcontractors or any liability arising therefrom.

12.3 Survival of Indemnity Obligations. All indemnity obligations set forth in this Agreement shall survive termination of this Agreement for any reason other than City's Default.

13. EFFECT OF AGREEMENT ON TITLE

13.1 Subject to the provisions of Sections 11 and 15:

(a) All of the provisions, agreements, rights, powers, standards, terms, covenants and obligations contained in this Agreement shall be binding upon the Parties and their respective heirs, successors (by merger, consolidation, or otherwise) and assigns, devisees, administrators, representatives, lessees, and all other Persons acquiring any rights or interests in the Property, or any portion thereof, whether by operation of laws or in any manner whatsoever and shall inure to the benefit of the Parties and their respective heirs, successors (by merger, consolidation or otherwise) and assigns;

(b) All of the provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land pursuant to applicable law; and

(c) Each covenant to do or refrain from doing some act on the Property hereunder (i) is for the benefit of and is a burden upon every portion of the Property, (ii) runs with such lands, and (iii) is binding upon each Party and each successive owner during its ownership of such properties or any portion thereof, and each Person having any interest therein derived in any manner through any owner of such lands, or any portion thereof, and each other Person succeeding to an interest in such lands.

14. PARTIES' OFFICERS AND EMPLOYEES; NON-DISCRIMINATION

14.1 Non-liability of Parties' Officers and Employees. No official, agent, contractor, or employee of City shall be personally liable to Developer, or any successor in interest, in the event of any default or breach by City or for any amount which may become due to Developer or to its

successor, or for breach of any obligation of the terms of this Agreement. No member, official, agent, contractor, or employee of Developer shall be personally liable to City, or any successor in interest, in the event of any default or breach by Developer or for any amount which may become due to City or to its successor, or for breach of any obligation of the terms of this Agreement.

14.2 Conflict of Interest, Warranty, and Representation of Non-Collusion. No official, officer, or employee of City has any financial interest, direct or indirect, in this Agreement, nor shall any official, officer, or employee of City participate in any decision relating to this Agreement which may affect his/her financial interest or the financial interest of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any interest of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any State or municipal statute, ordinance or regulation. The determination of “financial interest” shall be consistent with State law and shall not include interest found to be “remote” or not an “interest” pursuant to California Government Code Sections 1091 through 1091.5. Developer warrants and represents that it has not paid or given, and will not pay or give, to any third party including, but not limited to, any City official, officer, or employee, any money, consideration, or other thing of value as a result or consequence of obtaining or being awarded this Agreement other than customary expenses of attorneys, advisors, consultants and other similar third parties assisting Developer in the negotiation and documentation of this Agreement. Developer further warrants and represents that it has not engaged in any act(s), omission(s), or other conduct or collusion that would result in the payment of any money, consideration, or other thing of value to any third party including, but not limited to, any City official, officer, or employee, as a result or consequence of obtaining or being awarded any agreement other than customary expenses of attorneys, advisors, consultants and other similar third parties assisting Developer in the negotiation and documentation of this Agreement. Developer is aware of and understands that any such act(s), omission(s) or other conduct in violation of applicable law resulting in the payment of money, consideration, or other thing of value will render this Agreement void and of no force or effect.

14.3 Covenant Against Discrimination. Developer covenants that, by and for itself, its heirs, executors, assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin, or ancestry in the performance of this Agreement.

15. MORTGAGEE PROTECTION.

15.1 Developer’s Breach Not Defeat Mortgage Lien. Developer’s breach of any of the covenants or restrictions contained in this Agreement shall not defeat or render void or invalid the lien of any mortgage made in good faith and for value but unless otherwise provided herein, the terms, conditions, covenants, restrictions, easements, and reservations of this Agreement shall be binding and effective against the holder of any such mortgage whose interest is acquired by foreclosure, trustee’s sale, deed or assignment in lieu thereof, or otherwise.

15.2 Holder Not Obligated to Construct or Complete Improvements. The holder of any mortgage shall in no way be obligated by the provisions of this Agreement to construct or complete

the improvements or to guarantee such construction or completion. Nothing in this Agreement shall be deemed or construed to permit or authorize any such holder to devote the Project or any portion thereof to any uses, or to construct any improvements thereon, other than those uses or improvements provided for or authorized by this Agreement, the Development Plan, or applicable law.

15.3 Notice of Default to Mortgagee, Deed of Trust or Other Security Interest Holders. Whenever City shall deliver any notice or demand to Developer with respect to any Default or alleged Default by Developer hereunder, City shall at the same time deliver a copy of such notice or demand to each holder of record of any mortgage who has previously made a written request to City therefor, or to the representative of such holder as may be identified in such a written request by such holder.

15.4 Right to Cure. Each holder (insofar as the rights of City are concerned) shall have the right, at its option, within thirty (30) days after the receipt of the notice, and thirty (30) days after Developer's cure rights under Section 10.2 have expired, whichever is later, to:

(a) Commence to obtain possession, if necessary, and commence and diligently pursue said cure until the same is completed, and

(b) Add the cost of said cure to the security interest debt and the lien or obligation on its security interest.

15.5 Changes Requested by Lenders. City acknowledges that any prospective lender(s) providing financing for the Project may require or desire certain modifications to the terms of this Agreement (including, without limitation, the terms of this Section 15) and City agrees upon request, from time to time, to meet with Developer and representatives of such lender(s) to negotiate in good faith any such request for modifications of this Agreement. City shall not unreasonably withhold its consent to any such requested modification provided such modification is consistent with the intent and purposes of this Agreement. Any such modifications shall be considered minor modifications subject to the provisions of Section 7.4.

16. GENERAL

16.1 Estoppel Certificates. Either Party (or a holder or prospective holder of a mortgage under Section 15) may at any time and from time to time deliver written Notice to the other Party requesting an estoppel certificate (the "Estoppel Certificate") stating:

(a) This Agreement is in full force and effect and is a binding obligation of the Parties;

(b) This Agreement has not been amended or modified either orally or in writing or, if so amended, identifying the amendments; and

(c) There are no existing defaults under this Agreement to the actual knowledge of the Party signing the Estoppel Certificate or, if there are existing defaults, identifying them.

A Party receiving a request for an Estoppel Certificate shall provide a signed certificate to

the requesting Party within thirty (30) days after receipt of the request. An Estoppel Certificate may be relied on by assignees and holders or prospective holders of a mortgage.

16.2 Force Majeure. The Term of this Agreement and the time within which Developer or City shall have the right or be required to perform any act under this Agreement shall be extended by a period of time equal to the number of days during which performance of such act is delayed due to war, acts of terrorism, insurrection, strikes, lock-outs, other labor disputes, labor or material shortages, riots, civil disturbances, floods, earthquakes, fires, windstorms, hail, casualties, natural disasters, acts of God, acts of the public enemy, epidemics or pandemics, quarantine or other public health restrictions, freight embargoes, lack of transportation attributable to any of these, acts or failure to act of the other Party, acts or the failure to act of any public or governmental agency or entity (except that acts or failure to act of the City shall not excuse performance by City), legal or governmental restrictions on priority, initiative or referendum, moratoria, processing with governmental agencies other than City, unusually severe weather, third party Claims or Litigation as described in Section 12.1 of this Agreement, or any other similar causes beyond the control or without the fault of the Party claiming an extension of time to perform. An extension of time for any such cause shall be for the period of the enforced delay and shall commence to run from the time of the commencement of the cause if written notice by the Party claiming such extension is sent to the other Party within thirty (30) days of obtaining knowledge of the commencement of the cause, or from the time such written notice by the Party claiming such extension is actually sent to the other Party, if such written notice is sent more than thirty (30) days after obtaining knowledge of the commencement of the cause. Any act or failure to act on the part of a Party shall not excuse performance by that Party.

16.3 Construction of Development Agreement. The language of this Agreement shall be construed as a whole and given its fair meaning. The captions of the sections and subsections are for convenience only and shall not influence construction. This Agreement shall be governed by the laws of the State of California. This Agreement shall not be deemed to constitute the surrender or abrogation of City's governmental powers over the Property.

16.4 Severability. If any provision of this Agreement is adjudged invalid, void or unenforceable, that provision shall not affect, impair, or invalidate any other provision, unless such judgment affects a material part of this Agreement in which case the Parties shall comply with the procedures set forth in Section 12.1(b).

16.5 Attorneys' Fees. If either Party to this Agreement is required to initiate or defend any action or proceeding against the other Party in connection with this Agreement, the prevailing Party in such action or proceeding, in addition to any other relief which may be granted, whether legal or equitable, shall be entitled to reasonable attorneys' fees. Attorneys' fees shall include attorneys' fees on any appeal, and in addition a Party entitled to attorneys' fees shall be entitled to all other reasonable, out-of-pocket costs for investigating such action, taking depositions and discovery and all other necessary costs the court allows which are incurred in such litigation. All such fees shall be deemed to have accrued on commencement of such action and shall be enforceable whether or not such action is prosecuted.

16.6 Joint and Several Obligations. All obligations and liabilities of Developer

hereunder shall be joint and several among the obligees comprising Developer (if more than one).

16.7 Time of Essence. Time is of the essence in:

(a) The performance of the provisions of this Agreement as to which time is an element; and

(b) The resolution of any dispute which may arise concerning the obligations of Developer and City as set forth in this Agreement.

16.8 Waiver. Failure by a Party to insist upon the strict performance of any of the provisions of this Agreement by the other Party, or the failure by a Party to exercise its rights upon the Default of the other Party, shall not constitute a waiver of such Party's right to insist and demand strict compliance by the other Party with the terms of this Agreement thereafter.

16.9 No Third-Party Beneficiaries. The only parties to this Agreement are Developer and City. Except with respect to the holder or prospective holder of any mortgage who shall be entitled to rely upon the provisions of Section 15 hereof to the same extent as if such holder were a party to this Agreement, there are no third-party beneficiaries of this Agreement and this Agreement is not intended, and shall not be construed, to benefit or be enforceable by any other Person whatsoever.

16.10 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the Party benefited thereby of the covenants to be performed hereunder by such benefited Party.

16.11 Relationship of Parties. It is specifically understood and agreed by and between the Parties that the Project is a private development, that neither Party is acting as the agent of the other in any respect hereunder, and that such Party is an independent contracting entity with respect to the terms, covenants, and conditions contained in this Agreement.

16.12 Notice.

(a) To Developer. Any notice required or permitted to be given by City to Developer under this Agreement shall be in writing and delivered (1) personally to Developer or sent by courier or delivery service (and not the United States Postal Service), return receipt requested and with signature required, and (2) by e-mail, addressed as follows:

Magna & Magna, Inc.
1520 Washington Blvd. #100
Montebello, CA 90640
Attention: Mark D. Magna

E-Mail: mark@magnareg.com

or such other address as Developer may designate in writing to City.

With a copy to:

Mark Armbruster
Armbruster Goldsmith & Delvac LLP
12100 Wilshire Blvd., Suite 1600
Los Angeles, CA 90025
E-Mail: mark@agd-landuse.com

(b) To City. Any notice required or permitted to be given by Developer to City under this Agreement shall be in writing and delivered personally to the City Clerk or sent by courier or delivery service (and not the United States Postal Service), return receipt requested and with signature required, addressed as follows:

City of Montebello
1600 W Beverly Blvd
Montebello, CA 90640
Attention: Planning & Community Development Director

With a copy to:

Alvarez-Glasman & Colvin
13181 Crossroads Parkway North Suite 400 West Tower
City of Industry, CA 91746
Attn: Arnold M. Alvarez-Glasman, City Attorney

or such other address as City may designate in writing to Developer.

Notices provided pursuant to this Section shall be deemed received as of the earlier of (i) date of delivery as shown on the affidavit of personal service or the courier or delivery service receipt or (ii) date receipt of e-mail notice is acknowledged.

16.13 Further Actions and Instruments. Each of the Parties shall cooperate with and provide reasonable assistance to the other to the extent necessary to implement this Agreement. Upon the request of either Party at any time, the other Party shall promptly execute, with acknowledgment or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary to implement this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

16.14 Entire Agreement. This Agreement constitutes the entire agreement between the Parties with respect to the subject matter of this Agreement, and this Agreement supersedes all previous negotiations, discussions, and agreements between the Parties. No parol evidence of any prior or other agreement shall be permitted to contradict or vary the terms of this Agreement.

16.15 Recitals. The recitals in this Agreement constitute part of this Agreement and each Party shall be entitled to rely on the truth and accuracy of each recital as an inducement to enter into this Agreement.

16.16 Counterparts. This Agreement may be executed by the Parties in counterparts which counterparts shall be construed together and have the same effect as if all of the Parties had executed the same instrument.

16.17 Recording. The City Clerk shall cause a copy of this Agreement to be executed by City and recorded in the Official Records of Los Angeles County no later than ten (10) days after the Operative Date. The recordation of this Agreement is deemed a ministerial act and the failure of City to record this Agreement as required by this Section and the Development Agreement Statute does not make this Agreement void or ineffective.

16.18 Authority to Execute. The Persons executing this Agreement on behalf of the Parties hereto warrant that (i) such Party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said Party, (iii) by so executing this Agreement, such Party is formally bound to the provisions of this Agreement, (iv) the entering into of this Agreement does not violate any provision of any other Agreement to which said Party is bound, and (v) there is no litigation or legal proceeding which would prevent such Party from entering into this Agreement.

[Signatures on the following page(s)]

IN WITNESS WHEREOF, City and Developer have executed this Agreement on the date first above written.

MAGNA & MAGNA, INC., a California corporation

By: _____
Name: Mark D. Magna

Title: President

APPROVED AS TO FORM:

CITY OF MONTEBELLO, a municipal corporation

By: _____

Arnold M. Alvarez-Glasman
City Attorney

By: _____
Name: Rene Bobadilla

Title: City Manager

ATTEST:

By: _____

Christopher Jimenez
City Clerk

EXHIBIT "A-1"

Legal Description (Project A Site)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MONTEBELLO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE SOUTHERLY 49 FEET OF THE NORTHERLY 231 FEET OF THE WESTERLY ONE-HALF OF LOT 102 OF MONTEBELLO, IN THE CITY OF MONTEBELLO, AS PER MAP RECORDED IN BOOK 78, PAGE 19 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID DISTANCES BEING MEASURED FROM THE CENTER LINE OF POPLAR AVENUE, 60 FEET WIDE.

APN: 6347-011-013

PARCEL 2:

THAT PORTION OF THE SOUTHERLY 99.00 FEET OF THE WESTERLY ONE HALF OF LOT 102 OF MONTEBELLO, IN THE CITY OF MONTEBELLO, AS PER MAP RECORDED IN BOOK 78, PAGE(S) 19 ET SEQ. OF MISCELLANEOUS RECORDS OF SAID COUNTY; WHICH LIES SOUTHWESTERLY OF THE NORTHEASTERLY 231.00 FEET OF SAID LOT AND NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF LOT 102 DISTANT SOUTH 75°53'40" EAST 148.96 FEET FROM THE INTERSECTION OF SAID SOUTHERLY LINE WITH THE EASTERLY LINE OF A STRIP OF LAND UNIFORM DEPTH OF 100.00 FEET EXTENDING THE EAST LINE OF POPLAR AVENUE FROM THE NORTH LINE OF WHITTIER AVENUE (NOW WHITTIER BOULEVARD) TO SAID LOT 102 AS DESCRIBED IN DEED RECORDED IN BOOK 2720, PAGE 129 OF DEEDS; THENCE NORTH 50°37'43" EAST 45.93 FEET; THENCE NORTH 19°26'30" EAST 62.36 FEET TO A POINT IN THE SOUTHERLY LINE OF THE NORTHERLY 231.00 FEET OF SAID LOT 102.

RESERVING UNTO THE GRANTOR, AN EASEMENT FOR WATERLINE PURPOSES OVER THE SOUTHERLY 5.00 FEET OF SAID LAND, SAID EASEMENT TO BE APPURTENANT TO AND FOR THE BENEFIT OF THE LAND AND ANY PART OR PORTION THEREOF, OWNED BY THE GRANTOR, ADJOINING SAID LAND ON THE EAST.

EXCEPT ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET OR MORE FROM THE SURFACE OF THE FOLLOWING DESCRIBED LAND, BUT WITHOUT THE RIGHT TO ENTER AND USE THE SURFACE OF THE SUBSURFACE LYING ABOVE A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, AS GRANTED TO FAR WEST OIL CO., A LIMITED PARTNERSHIP, BY DEED RECORDED AUGUST 16, 1971 AS INSTRUMENT NO. 3237 AND 3239.

APN: 6347-011-019

PARCEL 3:

THAT PORTION OF LOT "B" OF MONTEBELLO, IN THE CITY OF MONTEBELLO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 78, PAGE(S) 19 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 102 OF SAID MONTEBELLO; THENCE SOUTH 75°53'40" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 102, 300.00 FEET; THENCE SOUTHWESTERLY 277.94 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE LAND CONVEYED TO W. W. BLACK, BY DEED RECORDED IN BOOK 6621, PAGE 288 OF DEEDS; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE THEREOF, AND PARALLEL WITH THE NORTHERLY LINE OF THE WHITTIER AVENUE 102.68 FEET TO THE WESTERLY LINE OF SAID LOT "B" BEING ALSO THE EASTERLY LINE OF POPLAR AVENUE; THENCE NORTHEASTERLY 169.70 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT SAID NORTHEAST CORNER OF THE LAND CONVEYED TO SAID W. W. BLACK; THENCE NORTH 50°22'02" EAST 1.87 FEET; THENCE NORTH 56°48'03" EAST 45.04 FEET; THENCE NORTH 50°37'43" EAST 197.10 FEET TO THE SOUTHERLY LINE OF SAID LOT 102 DISTANT THEREON SOUTH 75°53'40" EAST 148.96 FEET FROM THE INTERSECTION OF SAID SOUTHERLY LINE WITH THE EASTERLY LINE OF A STRIP OF LAND UNIFORM DEPTH OF 100.00 FEET EXTENDING ALONG THE EAST LINE OF POPLAR AVENUE FROM THE NORTH LINE OF WHITTIER AVENUE (NOW WHITTIER BOULEVARD) TO SAID LOT 102, AS DESCRIBED IN THE DEED RECORDED IN BOOK 2720, PAGE 129 OF DEEDS.

EXCEPT ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET OR MORE FROM THE SURFACE OF THE FOLLOWING DESCRIBED LAND, BUT WITHOUT THE RIGHT TO ENTER AND USE THE SURFACE OF THE SUBSURFACE LYING ABOVE A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, AS GRANTED TO FAR WEST OIL CO., A LIMITED PARTNERSHIP, BY DEED RECORDED AUGUST 16, 1971 AS INSTRUMENT NO. 3238.

APN: 6347-012-008

EXHIBIT “A-2”

Legal Description (Project B Site)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MONTEBELLO IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

LOT 8, OF TRACT NO. 7783, IN THE CITY OF MONTEBELLO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 99, PAGE 60 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 6346-020-012

PARCEL B:

LOT 10, OF TRACT NO. 7783, IN THE CITY OF MONTEBELLO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 99, PAGE 60 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 6346-020-013

EXHIBIT “B-1”

**Site Plan
(Project A Site)**

EXHIBIT “B-2”

**Site Plan
(Project B Site)**

EXHIBIT “C-1”

Form of Affordable Housing Covenant

(Project A)

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

City of Montebello
1600 W. Beverly Blvd.
Montebello, CA 90640
Attn: Director of Planning and Community Development

WITH COPY TO:

Magna & Magna, Inc.
1520 Washington Blvd. #100
Montebello, CA 90640
Attention: Mark D. Magna

SPACE ABOVE THIS LINE FOR RECORDER'S USE
Exempt from recording fees pursuant to Government Code
Section 27383

PROJECT A

AFFORDABLE HOUSING REGULATORY AGREEMENT

AND

DECLARATION OF RESTRICTIVE COVENANTS

Between

THE CITY OF MONTEBELLO,

a municipal corporation

("City")

and

MAGNA & MAGNA, INC.,

a California corporation

("Developer")

**AFFORDABLE HOUSING REGULATORY AGREEMENT
AND DECLARATION OF RESTRICTIVE COVENANTS**

This Affordable Housing Regulatory Agreement and Declaration of Restrictive Covenants (this “Agreement”) is entered into for reference purposes as of _____, 20__ (the “Effective Date”), by and between the **CITY OF MONTEBELLO**, a California municipal corporation (“City”) and **MAGNA & MAGNA, INC.**, a California corporation (“Developer”). City and Developer are individually referred to herein as a “Party” and collectively as the “Parties.”

RECITALS

A. Developer holds a legal or equitable interest in certain real property which is located in the City of Montebello, and are more particularly described in the “Legal Description of Property” attached hereto as Exhibit A (Project A Site) as shown on the “Site Map” attached hereto as Exhibit B.

B. In 2021, Developer submitted an application to City for the development of a residential housing project consisting of the development and construction of 140 residential apartment units within a 73,807 square foot development site on the Project A Site (“Project A”) and 16 units within a 12,500 square foot development site on the Project B Site (“Project B”) (collectively Project A and Project B are referred to as the “Project”), of which, thirty (30) units within Project A and two (2) units within Project B shall be restricted to and available at affordable rent, adjusted for household size, to Lower Income Households (as defined in California Health and Safety Code Section 50079.5 and as periodically published by the California Department of Housing and Community Development for a term of fifty-five years (55)).

C. On _____, 20__, the City Council adopted, Ordinance No. _____ approving a development agreement dated _____, 20__ pursuant to Government Code Sections 65864 et seq. authorizing the development of the Project affording the Developer greater project latitude, flexibility, development certainty, and vested rights to complete the Project in exchange for certain public benefits provided to the City (the “Development Agreement”).

D. As a material consideration for the long term assurances, vested rights, and other City obligations provided by the Development Agreement and as a material inducement to City to enter into the Development Agreement, Developer offered and agreed to provide the Affordable Units, among other public benefits, pursuant to Section 4.3 of the Development Agreement.

E. To ensure the continued affordability of the Affordable Units for the Term, this Agreement shall be executed and recorded against the Property prior to the recordation of any parcel map or final subdivision map or issuance of building permits for the Project, whichever occurs first.

F. The purpose of this Agreement is to restrict the occupancy and rents of the Affordable Units for the benefit of Lower Income Households as set forth in this Agreement. The Parties intend the covenants set forth in this Agreement to run with the land and to be binding upon Developer and Developer’s successors and assigns for the full term of this Agreement.

AGREEMENT

NOW THEREFORE, in consideration of the foregoing, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows.

1. **Definitions.** The following terms have the meanings set forth in this Section wherever used in this Agreement or the attached exhibits:

“Adjusted for Family Size Appropriate for the Unit” means, in the absence of pertinent federal statutes applicable to the Project, adjusted for a household of one person in the case of a studio unit, two persons in the case of a one-bedroom unit, three persons in the case of a two-bedroom unit, four persons in the case of a three-bedroom unit, and one additional person for every additional bedroom thereafter.

“Affordable Housing Occupancy Date” means the date of issuance by City of a certificate of occupancy for the residential apartment units on the Property, to be memorialized by the Parties through execution and recordation of the Certificate of Completion.

“Affordable Units” means the thirty (30) income restricted, multi-family residential rental units for occupancy by Lower Income Households..

“Applicable Laws” means all applicable laws, ordinances, statutes, codes, orders, decrees, rules, regulations, official policies, standards and specifications (including any ordinance, resolution, rule, regulation, standard, official policy, condition, or other measure) of the United States, the State of California, the County of Los Angeles, City of Montebello, or any other political subdivision in which the Project is located, and of any other political subdivision, agency or instrumentality exercising jurisdiction over City, Developer, or the Project.

“Affordable Rent” means a monthly Rent that does not exceed one-twelfth of thirty percent (30%) times 60 percent (60%) of the AMI, Adjusted for Family Size Appropriate for the Unit or, for Lower Income Households with a Gross Income that is greater than 60% of AMI, one-twelfth of thirty percent (30%) times the household’s actual Gross Income. For purposes of this definition, “Rent” includes a reasonable utility allowance for utilities, including garbage collection, sewer, water, electricity, gas and other heating, cooking and refrigeration fuel, but not telephone service, Internet, or cable or subscription TV plus other fees and charges required to be paid by tenants of the Affordable Units on a non-optional basis.

“Area Median Income” or **“AMI”** means the median income for the County of Los Angeles, California, adjusted for the actual number of persons in the applicable household, as determined by HUD pursuant to Section 8 of the United States Housing Act of 1937 and as published from time to time by HCD in Section 6932 of Title 25 of the California Code of Regulations or successor provision published pursuant to California Health and Safety Code Section 50093(c).

“Certificate of Compliance” means the form attached hereto as Exhibit C.

“City” means the City of Montebello, a California municipal corporation.

“City Documents” means the Development Agreement and this Agreement.

“City’s Authorized Representative” means the Director of Planning and Community Development, or his or her designee.

“Claims” is defined in Section 21.

“Developer” means Magna & Magna, Inc. or its assignee.

“Effective Date” means the date set forth in the first paragraph of this Agreement.

“Gross Income” means the combined, gross, pre-tax income of all adult occupants of the applicant household, as calculated under California Code of Regulations, Title 25, Section 6914.

“HCD” means the State of California Department of Housing and Community Development.

“HUD” means the U.S. Department of Housing and Urban Development.

“Indemnitees” is defined in Section 21.

“Lower Income Households” shall have the meaning defined in California Health and Safety Code Section 50079.5 and as periodically published by the California Department of Housing and Community Development.

“Management Agreement” is defined in Section 17.b.

“Market Rate Unit” means a unit that is not restricted for rent or sale to a particular affordability level.

“Marketing and Management Plan” or **“Plan”** is defined in Section 17.f.

“Party” or **“Parties”** respectively means City and Developer individually or collectively.

“Project” is defined in Recital B.

“Property” is defined in Recital A.

“Property Manager” is defined in Section 17.b.

“Regulations” means Title 25 of the California Code of Regulations.

“Tenant” shall mean a household occupying an Affordable Unit.

“Term” means the term of this Agreement, commencing upon the Effective Date and ending on the Termination Date.

“Termination Date” is the date that is fifty-five (55) years after the Affordable Housing Occupancy Date.

2. Use and Affordability Restrictions. Developer hereby covenants and agrees, for itself and its successors and assigns, that the Affordable Units shall be used solely in compliance with the Development Agreement and Development Plans as the term is defined under Section 1.18 of the Development Agreement, and the requirements set forth herein. Developer represents and warrants that it has not entered into any agreement that would restrict or compromise its ability to comply with the occupancy and affordability restrictions set forth in this Agreement, and Developer covenants that it shall not enter into any agreement that is inconsistent with such restrictions without the express written consent of City.

3. Construction of Affordable Units.

a. The Parties intend that all of the Affordable Units shall be constructed concurrently with, or earlier than the construction of the Market Rate Units of Project A. City's Authorized Representative may approve, in its sole discretion (which may be withheld for any reason), a modified construction schedule if this timing requirement will create unreasonable delays in the issuance of certificates of occupancy for Market Rate Units and if the Developer provides satisfactory assurance, as approved by the City's Authorized Representative, that the Affordable Units will be completed prior to completion of all of the Market Rate Units. Each Affordable Unit shall be inspected by the City prior to occupancy to determine that it meets the construction and other standards required by this Agreement.

b. The design, appearance, and general quality of the Affordable Units shall be consistent with the design review standards that are part of the Development Plan and shall be of the same level of materials and finishes as Project A's Market Rate Units.

4. Unit Size Mix for Affordable Units. The Developer shall provide Affordable Units in accordance with the following unit size mix:

	Affordable Units
Singles	0
1 Bdrm	7
2 Bdrm	22
3 Bdrm	1
Total Units	30

5. Income Mix for Affordable Units. A minimum of thirty (30) Affordable Units shall be made available for rent to Lower Income Households or lower in accordance with Section 6, below.

6. Lower Income Restrictions.

a. **Affordability Requirements.** For a term of fifty-five (55) years commencing upon the Affordable Housing Occupancy Date, each Affordable Unit shall be rented at an Affordable Rent to (or if vacant, available for occupancy by) a Lower Income Household. Notwithstanding the foregoing, to the extent permitted by law, if a subsidy program under Section 8 of the Housing Act of 1937, as amended, or any other comparable subsidy program, is available to a Tenant or prospective Tenant, Developer may accept and participate in the subsidy program (voucher), and rent the Affordable Unit at the rental rate established by and permitted under the program as defined by HUD, as adjusted for household size. The Tenant's portion of the rent shall not exceed an Affordable Rent, however the Tenant's portion can be less. The amount of rent Developer may receive through the subsidy program can exceed the Affordable Rent, however it shall not be less.

b. **Household Income Increases.** If upon recertification of an Affordable Unit Tenant's Gross Income, Developer determines that such Tenant's Gross Income has increased and exceeds the qualifying income for a Lower Income Household, then upon the expiration of such Tenant's lease and following sixty (60) days' notice, and if so permitted by local and state law, such tenant shall be required to vacate the unit and Developer shall rent the unit to a Lower Income Household

(or, in the alternative, Owner may increase the rent to market-rate rent for the Affordable Unit and designate another unit as an Affordable Unit and rent that unit to a Lower Income Household, provided that a comparable unit is then available) to restore the affordability mix required by this Agreement. In addition, should a Tenant's Gross Income exceed the qualifying income for a Lower Income Household, and should this section cause the Tenant's Rent to exceed the requirements of this Agreement, Developer shall still be deemed in compliance with this Agreement until such time as Tenant is required to move out pursuant to this Agreement, at which point the Affordable Unit shall be rented as an Affordable Unit as needed to restore the affordability mix required by this Agreement.

8. No Condominium Conversion. To the extent permitted by law, in the event that Developer converts Project A to condominium or cooperative tenancy or sells condominium or cooperative rights to Project A or any part thereof during the Term of this Agreement, the Affordable Units shall remain rental units under the terms of this Agreement during the Term of this Agreement.

9. Tenant Certification. For each Affordable Unit, prior to the initial occupancy of such Affordable Unit, and upon each successive lease or annual lease renewal for such Affordable Unit thereafter for the remainder of the term of this Agreement, Developer or Developer's authorized agent shall obtain from that household a written certificate containing all of the following in such format and with such supporting documentation as City may reasonably require:

- (i) The identity of each household member; and
- (ii) The total household Gross Income.

Developer shall retain such certificates for not less than three (3) years, and upon City's request, shall provide copies of such certificates to City and make the originals available for City inspection.

10. Affordable Unit Occupancy. In the Affordable Units, no fewer than one occupant shall be allowed per bedroom, unless a reasonable accommodation is required pursuant to state or federal fair housing laws. A studio shall count as a one-bedroom unit for the purposes of these occupancy requirements. If no Lower Income Households apply within sixty (60) days of an Affordable Unit being available that meet these occupancy standards, the City shall, upon request of Developer, grant exceptions to the occupancy standards, but only to the extent such exceptions are consistent with Applicable Laws, and do not increase City's obligations or liabilities under this Agreement, or diminish or impair City's rights and remedies under this Agreement.

11. Annual Report; Inspections. By not later than April 1 of each year during the term of this Agreement, commencing with the year following the year of the Affordable Housing Occupancy Date (reflecting information from the year of the Affordable Housing Occupancy Date), Developer shall submit an annual report ("Annual Report") to City in a form reasonably satisfactory to City, together with Developer's certification that the Affordable Units are in compliance with the requirements of this Agreement. The Annual Report shall, at a minimum, include the following information for each Affordable Unit: (i) unit number; (ii) number of bedrooms; (iii) current rent and other charges; (iv) dates of any vacancies during the previous year; (v) number of people residing in the unit; (vi) total gross household income of residents; (vii) documentation of source of household income; and (viii) the information required by Section 9, above. Upon the written request of City and not less than four (4) business days' prior written notice, and at no expense to Developer, Developer shall allow City's Authorized Representative to inspect and copy all records documenting the source of household income.

12. Non-Discrimination; Compliance with Fair Housing Laws.

a. Preference for Displaced and Local Residents. In order to ensure that there is an adequate supply of affordable housing within the City of Montebello for residents and employees of businesses within the City, to the extent permitted by law and consistent with the program regulations for funding sources used for development of the Affordable Units, within the pool of eligible applicants, Developer shall endeavor to give priority to qualified households with members who live or work in the city limits of Montebello. In the event there are fewer applicants for the Affordable Units that meet the criteria specified in this paragraph than there are available Affordable Units, such units shall be made available to members of the general public who are qualified Lower Income Households. Notwithstanding the foregoing, in the event of a conflict between this provision and the provisions of Section 42 of the Internal Revenue Code of 1986, as amended, the provisions of such Section 42 shall control if such provisions apply to the project due to Affordable Unit financing sources.

b. Fair Housing. Developer shall comply with state and federal fair housing laws in the marketing and rental of the Affordable Units. With respect to the Affordable Units, Developer shall accept as tenants, on the same basis as all other prospective tenants, persons who are recipients of federal certificates or vouchers for rent subsidies pursuant to the existing Section 8 program or any successor thereto.

13. Non-Discrimination. Developer shall not restrict the rental, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Affordable Units on the basis of race, color, religion, creed, sex, sexual orientation, disability, marital status, ancestry, or national origin of any person. Developer covenants for itself and all persons claiming under or through it, and this Agreement is made and accepted upon and subject to the condition that there shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Affordable Units, nor shall Developer or any person claiming under or through Developer establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in, of, or for the Affordable Units.

14. Reporting Requirements; Access to Information; Inspections.

a. Maintenance of Records. Developer shall maintain Affordable Unit tenant leases, income certifications and other matters related to the leasing of the Affordable Units for a period of not less than three (3) years after the final date of occupancy by the tenant. Records related to compliance with this Agreement must be kept accurate and up-to-date. City shall notify Developer of any records it deems insufficient. Developer shall have thirty (30) calendar days from such notice to correct any specified reasonable deficiency in the records, or, if more than thirty (30) days shall be reasonably necessary to correct the deficiency, Developer shall begin to correct the deficiency within thirty (30) days and diligently pursue the correction of the deficiency as soon as reasonably possible.

b. Access to Records; Inspections.

(i) Developer shall provide City and its authorized agents and representatives reasonable access to any books, documents, papers and records associated with the Affordable Units for the purpose of making audits, examinations, excerpts and transcriptions in connection with monitoring compliance with this Agreement, during normal business

hours of Developer, upon the City's written request and not less than four (4) business days' prior written notice, and at no expense to Developer.

(ii) With four (4) business days' prior written notice, during normal business hours and as often as may be deemed necessary, and at no expense to Developer, City and its authorized agents and representatives shall be permitted access to and the right to examine the Affordable Units and to interview tenants and employees of the Affordable Units, for the purpose of verifying compliance with applicable regulations and compliance with the conditions of this Agreement.

(iii) Matters discovered by City shall not be disclosed to third parties unless required by law or unless otherwise resulting from or related to the pursuit of any remedies or the assertion of any rights of City hereunder subject to any right of Developer to seek a protective order to prevent the disclosure of any confidential or privileged information.

15. Term of Agreement.

a. Term of Restrictions. This Agreement shall commence upon the Effective Date and shall remain in effect until the Termination Date.

b. Effectiveness Survives Conveyance of Property. This Agreement shall remain effective and fully binding on all portions of the Property for the full term hereof, regardless of any sale, assignment, transfer, refinancing, or conveyance of the Affordable Units or Project A or any part thereof or interest therein.

c. Reconveyance. Upon the termination of this Agreement, the Parties agree to execute and record appropriate instruments to release and discharge this Agreement; provided, however, the execution and recordation of such instruments shall not be necessary or a prerequisite to the termination of this Agreement upon the expiration of the Term.

16. Binding Upon Successors; Covenants to Run with the Land. Developer hereby subjects its interest in the Affordable Units to the covenants and restrictions set forth in this Agreement. City and Developer hereby declare their express intent that the covenants and restrictions set forth herein shall be deemed covenants running with the land and shall be binding upon and inure to the benefit of the heirs, administrators, executors, successors in interest, transferees, and assigns of Developer and City, regardless of any sale, assignment, refinancing, conveyance or transfer of the Affordable Units, or any part thereof or interest therein, whether a change in interest occurs voluntarily or involuntarily, by operation of law or otherwise, except as expressly released by City. Any successor-in-interest to Developer, including without limitation any purchaser, transferee or lessee of the Affordable Units (other than the tenants of the individual Affordable Units) shall be subject to all of the duties and obligations imposed hereby for the full term of this Agreement. Each and every contract, deed, lease or other instrument affecting or conveying the Affordable Units or any part thereof, shall conclusively be held to have been executed, delivered and accepted subject to the covenants, restrictions, duties and obligations set forth herein, regardless of whether such covenants, restrictions, duties and obligations are set forth in such contract, deed, lease or other instrument. If any such contract, deed, lease or other instrument has been executed prior to the date hereof, Developer hereby covenants to obtain and deliver to City an instrument in recordable form signed by the parties to such contract, deed, lease or other instrument pursuant to which such parties acknowledge and accept this Agreement and agree to be bound hereby.

Developer agrees for itself and for its successors that in the event that a court of competent jurisdiction determines that the covenants herein do not run with the land, such covenants shall be enforced as equitable servitudes against the Affordable Units in favor of City.

Without limiting the generality of the foregoing, Developer and City hereby declare their understanding and intent that:

(i) The covenants and restrictions contained in this Agreement shall be construed as covenants running with the land pursuant to California Civil Code section 1468 and not as conditions which might result in forfeiture of title by Developer;

(ii) The burden of the covenants and restrictions set forth in this Agreement touch and concern the Property in that the Developer's legal interest in the Property and all improvements thereon are rendered less valuable thereby; and

(iii) The benefit of the covenants and restrictions set forth in this Agreement touch and concern the land by enhancing and increasing the enjoyment and use of the Property by the Affordable Unit tenants.

(iv) All covenants and restrictions contained herein without regard to technical classification or designation shall be binding upon Developer and its successors in interest for the benefit of the City, and such covenants and restrictions shall run in favor of the City for the entire period during which such covenants and restrictions shall be in force and effect, without regard to whether the City is an owner of any land or interest therein to which such covenant and restrictions relate.

17. Project Construction; Property Management; Repair and Maintenance; Marketing.

a. Management Responsibilities. Developer shall be responsible for all management functions with respect to the Affordable Units, including without limitation the selection of tenants, certification and recertification of household income and eligibility, evictions, collection of rents and deposits, maintenance, landscaping, routine and extraordinary repairs, replacement of capital items, and security. City shall have no responsibility for construction, rehabilitation, management, repair, maintenance or marketing of the Affordable Units.

b. Management Entity. If Developer enters into a separate property management agreement ("**Management Agreement**") with a property management company or other organization in order to manage the Affordable Units (including leasing, property management, maintenance and repair services, and reporting obligations) and ensure that Developer's obligations under this Agreement with respect to the Affordable Units are satisfied ("**Property Manager**"), the Management Agreement shall not relieve Developer of its primary responsibility for proper performance of management duties. The Property Manager shall have the requisite skill and experience to implement the Marketing and Management Plan required under Section 17.f. of this Agreement.

c. Management Policies. Developer shall adopt and implement written management policies with respect to the Affordable Units that comply with the provisions of this Agreement. The Developer shall provide copies of its management policies to City upon their initial adoption and thereafter upon the City's written request.

d. Repair, Maintenance and Security. Throughout the term of this Agreement, Developer shall at its own expense, maintain the Affordable Units in good physical condition, in good repair, and in decent, safe, sanitary, habitable and tenantable living conditions in conformity with all applicable state, federal, and local laws, ordinances, codes, and regulations. Without limiting the foregoing, Developer agrees to maintain the Affordable Units (including without limitation, the residential units, common areas, landscaping, driveways, parking areas and walkways) in a condition free of all waste, nuisance, debris, unmaintained landscaping, graffiti, disrepair, abandoned vehicles/appliances, and illegal activity, and shall take all reasonable steps to prevent the same from occurring on the Affordable Units. Developer shall prevent and/or rectify any physical deterioration apart from reasonable wear and tear of the Affordable Units and Project A and shall make all repairs, renewals and replacements necessary to keep the Affordable Units and the improvements located therein in good condition and repair. Developer shall provide adequate security measures for Project A, including without limitation, the installation of adequate lighting and deadbolt locks.

e. Additional Requirements. All construction work and professional services for the Affordable Units shall be performed by persons or entities licensed or otherwise authorized to perform the applicable work or service in the State of California if required under local law. To the extent allowed by state and federal laws, Developer shall limit the installation of satellite dish, antenna and other such equipment to screened locations on the Affordable Unit buildings as approved by City. Developer shall diligently work to resolve complaints related to noise, parking, litter or other neighborhood concerns.

f. Marketing and Management Plan. Prior to the issuance of a certificate of occupancy for the residential apartment units on the Property, Developer shall adopt and implement and transmit to the City a plan for marketing and managing the Affordable Units (the “**Marketing and Management Plan**” or “Plan”). The Marketing and Management Plan shall address in detail how Developer plans to market the Affordable Units to prospective Lower Income Households in accordance with fair housing laws and this Agreement, Developer’s tenant selection criteria, and how Developer plans to certify the eligibility of Lower Income Households. The Plan shall also describe the management team and shall address how Developer and the management entity plan to manage and maintain the Affordable Units. The Developer shall provide a copy of the Marketing and Management Plan to City upon its initial adoption, and thereafter upon the City’s written request and in connection with material modifications to the Marketing and Management Plan. Developer shall abide by the terms of the Marketing and Management Plan in marketing, managing, leasing, and maintaining the Affordable Units and the Project.

g. Fees, Taxes, and Other Levies. Developer shall be responsible for payment of all fees, assessments, taxes, charges, liens and levies applicable to the Affordable Units, including without limitation possessory interest taxes, if applicable, imposed by any public entity, and shall pay such charges prior to delinquency. However, Developer shall not be required to pay any such charge so long as (a) Developer is contesting such charge in good faith and by appropriate proceedings, (b) Developer maintains reserves adequate to pay any contested liabilities, and (c) on final determination of the proceeding or contest, Developer immediately pays or discharges any decision or judgment rendered against it, together with all costs, charges and interest. Developer shall have all rights under Applicable Law to appeal the valuation of Project A (including but not limited to the Affordable Units, any improvements, fixtures or appurtenances, and any personal property) for tax purposes, and nothing herein shall be deemed to preclude Developer from applying for a Welfare Exemption or other taxation relief as a result of the affordability and public benefit provided by the Affordable Units.

h. **Property Damage or Destruction.** If any part of the Affordable Units are damaged or destroyed, Developer shall repair or restore the same, consistent with the occupancy and rent restriction requirements set forth in this Agreement, provided that insurance proceeds are available to be applied to such repairs or restoration within such period and the repair or restoration is financially feasible. Such work shall be commenced as soon as reasonably practicable after the damage or loss occurs and shall be completed within one year thereafter or as soon as reasonably practicable, provided that insurance proceeds are available to be applied to such repairs or restoration within such period and the repair or restoration is financially feasible. During such time that lenders providing financing for the construction of the Project impose requirements that differ from the requirements of this Section the requirements of such lenders and investors shall prevail.

18. **Recordation; Subordination.** This Agreement shall be recorded in the Official Records of County of Los Angeles no later than the date on which the final subdivision map for the Project is recorded or issuance of building permits for the Project. Developer hereby represents, warrants and covenants that with the exception of easements of record, absent the written consent of City, this Agreement shall not be subordinated in priority to any lien (other than those pertaining to taxes or assessments), encumbrance, or other interest in the Affordable Units. The City shall not unreasonably withhold its consent to subordinate this Agreement to the deeds of trust and regulatory agreements required by Developer's construction and permanent lenders (each a "**Senior Interest**") in a form reasonably approved by the City, if the subordination request meets the following conditions:

(i) All of the proceeds of loans related to the proposed Senior Interest, less any transaction costs, must be used to provide construction and/or permanent financing for the Affordable Units or the Project.

(ii) The subordination agreement(s) must be structured to minimize the risk that this Agreement would be extinguished as a result of a foreclosure by the proposed lender of a Senior Interest (each a "Senior Lender") or other holder of the Senior Interest. To satisfy this requirement, the subordination agreement must provide the City with adequate rights to cure any defaults by Developer, including: (i) providing the City or its successor with copies of any notices of default in the same manner as provided to Developer at the same time or promptly thereafter such notice is provided to the Developer; and (ii) providing the City with a cure period of at least thirty (30) days to cure any default.

(iii) The subordination does not require the consent of the Senior Lender prior to the City exercising remedies available to the City under this Agreement.

19. **No Impairment of Lien.** No violation or breach of the covenants, conditions, restrictions, provisions or limitations contained in this Agreement shall defeat or render invalid or in any way impair the lien or charge of any mortgage, deed of trust or other financing or security instrument; provided, however, that any successor in interest to the Affordable Units shall be bound by such covenants, conditions, restrictions, limitations and provisions, whether such successor's title was acquired by foreclosure, deed in lieu of foreclosure, trustee's sale or otherwise.

20. **Default and Remedies.**

a. **Events of Default.** An Event of Default shall arise hereunder if Developer fails to perform any obligation under this Agreement and fails to cure such default within thirty (30) days after the City has notified the Developer in writing of the default, or if the default cannot be cured

within thirty (30) days, has failed to commence to cure within thirty (30) days and thereafter diligently pursued such cure and completed such cure within a reasonable time.

b. Remedies. Upon the occurrence of an Event of Default and its continuation beyond any applicable cure period, City may proceed with any of the following remedies:

i. Bring an action for equitable relief seeking the specific performance of the terms and conditions of this Agreement, and/or enjoining, abating, or preventing any violation of such terms and conditions, and/or seeking declaratory relief;

ii. For violations of obligations with respect to rents for residential units in the Affordable Units, impose as liquidated damages a charge in an amount equal to the actual amount collected in excess of the Affordable Rent; and/or

iii. Pursue any other remedy allowed under the City Documents or at law or in equity.

Each of the remedies provided herein is cumulative and not exclusive. City may exercise from time to time any rights and remedies available to it under Applicable Law or in equity, in addition to, and not in lieu of, any rights and remedies expressly provided in this Agreement. Any failure or delay by City in asserting any of its rights or remedies, including specific performance, as to any Event of Default shall not operate as a waiver of any default or of any such rights or remedies or deprive City of its right to institute and maintain any actions or proceedings which it may deem necessary to protect, assert or enforce any such rights or remedies.

21. Indemnity. To the fullest extent permitted by law, Developer shall indemnify, defend and hold City and its elected and appointed officers, officials, employees, agents, consultants, contractors and representatives (collectively, the “**Indemnitees**”) harmless from and against all liability, loss, cost, expense (including without limitation attorneys’ fees and costs of litigation), claim, demand, action, suit, judicial or administrative proceeding, penalty, deficiency, fine, order, and damage (all of the foregoing collectively “**Claims**”) arising directly or indirectly, in whole or in part, as a result of or in connection with Developer’s performance of or any failure to perform any obligation as and when required by this Agreement. Developer’s indemnification obligations under this Section 21 shall not extend to Claims resulting solely from the gross negligence or willful misconduct of Indemnitees. The provisions of this Section 21 shall survive the expiration or earlier termination of this Agreement.

22. Expenses. Developer agrees to pay an annual monitoring fee for compliance with this Agreement, which fee shall initially be \$20 per Affordable Unit per year, as may be modified by resolution of the City Council which is in force and effect for a similar class of affordable units.

23. Miscellaneous.

a. Amendments. This Agreement may be amended or modified only by a written instrument signed by both Parties and recorded in the Official Records of The County of Los Angeles.

b. No Waiver. Any waiver by City of any term or provision of this Agreement must be in writing. No waiver shall be implied from any delay or failure by City to take action on any breach or default hereunder or to pursue any remedy allowed under this Agreement or Applicable Law. No failure or delay by City at any time to require strict performance by Developer of any provision of this Agreement or to exercise any election contained herein or any right, power or remedy hereunder

shall be construed as a waiver of any other provision or any succeeding breach of the same or any other provision hereof or a relinquishment for the future of such election.

c. Notices. Except for any notice, demand or communication required under applicable law to be given in another matter, all notices, demands and communications to be sent pursuant to this Agreement shall be made in writing, and sent to the parties at their respective addresses specified below or to such other address as a party may designate by written notice delivered to the other parties in accordance with this Section. All notices, demands or communications shall be sent by personal delivery or by reputable overnight delivery service (which provides a delivery receipt) (and not by the United States Postal Service) postage prepaid, and, if to Developer, also by e-mail. Any notice, demand or communication shall be deemed given, received, made or communicated as of the earlier of the date personal delivery is effected or, if sent in the manner herein specified, on the delivery date or date delivery is refused by the addressee, or, if sent to Developer by e-mail, the date receipt of e-mail notice is acknowledged. Either party may change its address at any time by giving written notice of such change to City or Developer as the case may be, in the manner provided herein, at least ten (10) days prior to the date such change is desired to be effective.

Any notice to be delivered to Developer shall be addressed as follows:

To Developer:	Magna & Magna, Inc. 1520 Washington Blvd. #100 Montebello, CA 90640 Attention: Mark D. Magna E-Mail: mark@magnareg.com
With copy to:	Mark Armbruster Armbruster Goldsmith & Delvac LLP 12100 Wilshire Blvd., Suite 1600 Los Angeles, CA 90025 E-Mail: mark@agd-landuse.com

Any notice to be delivered to City shall be addressed as follows:

To City:	City of Montebello 1600 W Beverly Blvd Montebello, CA 90640 Attention: Planning & Community Development Director
With copy to:	Alvarez-Glasman & Colvin 13181 Crossroads Parkway North Suite 400 West Tower City of Industry, CA 91746 Attn: Arnold M. Alvarez-Glasman, City Attorney E-Mail: aglasman@agclawfirm.com

d. Further Assurances. The Parties shall execute, acknowledge and deliver to the other such other documents and instruments, and take such other actions, as either shall reasonably request as may be necessary to carry out the intent of this Agreement.

e. Parties Not Co-Venturers; Independent Contractor; No Agency Relationship. Nothing in this Agreement is intended to or shall establish the Parties as partners, co-venturers, or

principal and agent with one another. The relationship of Developer and City shall not be construed as a joint venture, equity venture, partnership or any other relationship. City neither undertakes nor assumes any responsibility or duty to Developer (except as expressly provided in this Agreement) or to any third party with respect to the Project. Developer and its employees are not employees of City but rather are, and shall always be considered independent contractors. Furthermore, Developer and its employees shall at no time pretend to be or hold themselves out as employees or agents of City. Except as City may specify in writing, Developer shall not have any authority to act as an agent of City or to bind City to any obligation.

f. Action by City. Except as may be otherwise specifically provided herein, whenever any approval, notice, direction, consent or request by City is required or permitted under this Agreement, such action shall be in writing, and such action may be given, made or taken by City's Authorized Representative or by any person who shall have been designated by City's Authorized Representative, without further approval by the City Council.

g. No Third Party Beneficiaries. This Agreement is not intended to be for the benefit of any person other than the parties and their permitted successors and assigns.

h. Non-Liability of City and City Officials, Employees and Agents. No member, official, employee or agent of City shall be personally liable to Developer or any successor in interest, in the event of any default or breach by City, or for any amount of money which may become due to Developer or its successor or for any obligation of City under this Agreement.

i. Headings; Construction; Statutory References. The headings of the sections and paragraphs of this Agreement are for convenience only and shall not be used to interpret this Agreement. The language of this Agreement shall be construed as a whole according to its fair meaning and not strictly for or against any Party. All references in this Agreement to particular statutes, regulations, ordinances or resolutions of the United States, the State of California, or the City of Montebello shall be deemed to include the same statute, regulation, ordinance or resolution as hereafter amended or renumbered, or if repealed, to such other provisions as may thereafter govern the same subject.

j. Time is of the Essence. Time is of the essence in the performance of this Agreement.

k. Governing Law; Venue. This Agreement shall be construed in accordance with the laws of the State of California without regard to principles of conflicts of law. Any action to enforce or interpret this Agreement shall be filed and heard in the Superior Court of The County of Los Angeles, California or in the Federal District Court for the Northern District of California.

l. Attorneys' Fees and Costs. If any legal or administrative action is brought to interpret or enforce the terms of this Agreement, the prevailing party shall be entitled to recover all reasonable attorneys' fees and costs incurred in such action.

m. Severability. If any provision of this Agreement is held invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions shall not be affected or impaired thereby.

n. Entire Agreement; Exhibits. This Agreement contains the entire agreement of Parties with respect to the subject matter hereof and supersedes all prior oral or written agreements between the Parties with respect thereto. Exhibits A-1 and A-2, Exhibits B-1 and B-2, and Exhibit C attached hereto are incorporated herein by this reference.

o. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement.

[Signatures on the following page(s)]

IN WITNESS WHEREOF, the Parties have executed this Affordable Housing Regulatory Agreement and Declaration of Restrictive Covenants as of the date first written above.

MAGNA & MAGNA, INC. a California corporation (“Developer”)

By: _____
Mark D. Magna
President

CITY OF MONTEBELLO, a municipal corporation (“City”)

By: _____
René Bobadilla
City Manager

APPROVED AS TO FORM:

By: _____
Arnold M. Alvarez-Glasman
City Attorney

ATTEST:

By: _____
Christopher Jimenez
City Clerk

[Principal Signatures to be notarized]

Exhibit A
to Development Agreement Exhibit C-1

Legal Description

(Project A Site)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MONTEBELLO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE SOUTHERLY 49 FEET OF THE NORTHERLY 231 FEET OF THE WESTERLY ONE-HALF OF LOT 102 OF MONTEBELLO, IN THE CITY OF MONTEBELLO, AS PER MAP RECORDED IN BOOK 78, PAGE 19 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID DISTANCES BEING MEASURED FROM THE CENTER LINE OF POPLAR AVENUE, 60 FEET WIDE.

APN: 6347-011-013

PARCEL 2:

THAT PORTION OF THE SOUTHERLY 99.00 FEET OF THE WESTERLY ONE HALF OF LOT 102 OF MONTEBELLO, IN THE CITY OF MONTEBELLO, AS PER MAP RECORDED IN BOOK 78, PAGE(S) 19 ET SEQ. OF MISCELLANEOUS RECORDS OF SAID COUNTY; WHICH LIES SOUTHWESTERLY OF THE NORTHEASTERLY 231.00 FEET OF SAID LOT AND NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF LOT 102 DISTANT SOUTH 75°53'40 EAST 148.96 FEET FROM THE INTERSECTION OF SAID SOUTHERLY LINE WITH THE EASTERLY LINE OF A STRIP OF LAND UNIFORM DEPTH OF 100.00 FEET EXTENDING THE EAST LINE OF POPLAR AVENUE FROM THE NORTH LINE OF WHITTIER AVENUE (NOW WHITTIER BOULEVARD) TO SAID LOT 102 AS DESCRIBED IN DEED RECORDED IN BOOK 2720, PAGE 129 OF DEEDS; THENCE NORTH 50°37'43" EAST 45.93 FEET; THENCE NORTH 19°26'30" EAST 62.36 FEET TO A POINT IN THE SOUTHERLY LINE OF THE NORTHERLY 231.00 FEET OF SAID LOT 102.

RESERVING UNTO THE GRANTOR, AN EASEMENT FOR WATERLINE PURPOSES OVER THE SOUTHERLY 5.00 FEET OF SAID LAND, SAID EASEMENT TO BE APPURTENANT TO AND FOR THE BENEFIT OF THE LAND AND ANY PART OR PORTION THEREOF, OWNED BY THE GRANTOR, ADJOINING SAID LAND ON THE EAST.

EXCEPT ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET OR MORE FROM THE SURFACE OF THE FOLLOWING DESCRIBED LAND, BUT WITHOUT THE RIGHT TO ENTER AND USE THE SURFACE OF THE SUBSURFACE LYING ABOVE A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, AS GRANTED TO FAR WEST OIL CO., A LIMITED PARTNERSHIP, BY DEED RECORDED AUGUST 16, 1971 AS INSTRUMENT NO. 3237 AND 3239.

APN: 6347-011-019

PARCEL 3:

THAT PORTION OF LOT "B" OF MONTEBELLO, IN THE CITY OF MONTEBELLO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 78, PAGE(S) 19 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 102 OF SAID MONTEBELLO; THENCE SOUTH 75°53'40" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 102, 300.00 FEET; THENCE SOUTHWESTERLY 277.94 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE LAND CONVEYED TO W. W. BLACK, BY DEED RECORDED IN BOOK 6621, PAGE 288 OF DEEDS; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE THEREOF, AND PARALLEL WITH THE NORTHERLY LINE OF THE WHITTIER AVENUE 102.68 FEET TO THE WESTERLY LINE OF SAID LOT "B" BEING ALSO THE EASTERLY LINE OF POPLAR AVENUE; THENCE NORTHEASTERLY 169.70 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT SAID NORTHEAST CORNER OF THE LAND CONVEYED TO SAID W. W. BLACK; THENCE NORTH 50°22'02" EAST 1.87 FEET; THENCE NORTH 56°48'03" EAST 45.04 FEET; THENCE NORTH 50°37'43" EAST 197.10 FEET TO THE SOUTHERLY LINE OF SAID LOT 102 DISTANT THEREON SOUTH 75°53'40" EAST 148.96 FEET FROM THE INTERSECTION OF SAID SOUTHERLY LINE WITH THE EASTERLY LINE OF A STRIP OF LAND UNIFORM DEPTH OF 100.00 FEET EXTENDING ALONG THE EAST LINE OF POPLAR AVENUE FROM THE NORTH LINE OF WHITTIER AVENUE (NOW WHITTIER BOULEVARD) TO SAID LOT 102, AS DESCRIBED IN THE DEED RECORDED IN BOOK 2720, PAGE 129 OF DEEDS.

EXCEPT ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET OR MORE FROM THE SURFACE OF THE FOLLOWING DESCRIBED LAND, BUT WITHOUT THE RIGHT TO ENTER AND USE THE SURFACE OF THE SUBSURFACE LYING ABOVE A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, AS GRANTED TO FAR WEST OIL CO., A LIMITED PARTNERSHIP, BY DEED RECORDED AUGUST 16, 1971 AS INSTRUMENT NO. 3238.

APN: 6347-012-008

Exhibit B
to Development Agreement Exhibit C-1

Exhibit C
to Development Agreement Exhibit C-1

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

City of Montebello
1600 W. Beverly Blvd.
Montebello, CA 90640
Attn: Director of Planning and Community Development

WITH COPY TO:

Magna & Magna, Inc.
1520 Washington Blvd. #100
Montebello, CA 90640
Attention: Mark D. Magna

SPACE ABOVE THIS LINE FOR RECORDER'S USE
Exempt from recording fees pursuant to Government Code
Section 27383

CERTIFICATE OF COMPLETION
(PROJECT A)

THIS CERTIFICATE OF COMPLETION ("Certificate of Completion") is made by the CITY OF MONTEBELLO, California municipal corporation ("City"), in favor of MAGNA & MAGNA, INC., a California corporation ("Developer"), as of the date set forth below.

RECITALS

A. City and Developer have entered into that certain Affordable Housing Regulatory Agreement ("Agreement") dated _____, 20__, concerning the development of affordable multifamily rental housing on certain real property situated in the City of Montebello, California, as more fully described in Exhibit A attached hereto and made a part hereof (the "Property"). The Agreement was recorded in the Official Records of The County of Los Angeles on _____, 20__, as Instrument No. _____.

B. As referenced in Section 1 of the Agreement, the Affordable Housing Occupancy Date shall mean the date of issuance by City of a certificate of occupancy for the residential apartment units on the Property, as memorialized in a Certificate of Completion to be executed by City and Developer and recorded in the Official Records of The County of Los Angeles.

NOW, THEREFORE, City and Developer hereby agree as follows:

1. City has issued to Developer a certificate of occupancy for the residential apartment units on the Property as of _____, 20__. Accordingly, as provided in the Agreement, the Affordable Housing Occupancy Date shall mean _____, 20__ and the Termination Date shall mean _____, 20__.

2. This Certificate of Completion shall not be deemed or construed to constitute evidence of compliance with or satisfaction of any obligation of Developer to any holder of a mortgage, or any insurer of a mortgage, securing money loaned to finance the construction and development of the Project (as defined in Section 1 of the Agreement) or any portion thereof. This Certificate of Completion is not a notice of completion as referred to in Section 8182 of the California Civil Code.

[Signatures on the following page(s)]

IN WITNESS WHEREOF, City and Developer have executed this Certificate of Completion this _____ day of _____, 20__.

MAGNA & MAGNA, INC. a California corporation (“Developer”)

By: _____
Mark D. Magna
President

CITY OF MONTEBELLO, a municipal corporation (“City”)

By: _____
René Bobadilla
City Manager

APPROVED AS TO FORM:

By: _____
Arnold M. Alvarez-Glasman
City Attorney

ATTEST:

By: _____
Christopher Jimenez
City Clerk

[Principal Signatures to be Notarized]

Exhibit A
to Certificate of Completion

Legal Description

(Project A Site)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MONTEBELLO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE SOUTHERLY 49 FEET OF THE NORTHERLY 231 FEET OF THE WESTERLY ONE-HALF OF LOT 102 OF MONTEBELLO, IN THE CITY OF MONTEBELLO, AS PER MAP RECORDED IN BOOK 78, PAGE 19 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID DISTANCES BEING MEASURED FROM THE CENTER LINE OF POPLAR AVENUE, 60 FEET WIDE.

APN: 6347-011-013

PARCEL 2:

THAT PORTION OF THE SOUTHERLY 99.00 FEET OF THE WESTERLY ONE HALF OF LOT 102 OF MONTEBELLO, IN THE CITY OF MONTEBELLO, AS PER MAP RECORDED IN BOOK 78, PAGE(S) 19 ET SEQ. OF MISCELLANEOUS RECORDS OF SAID COUNTY; WHICH LIES SOUTHWESTERLY OF THE NORTHEASTERLY 231.00 FEET OF SAID LOT AND NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF LOT 102 DISTANT SOUTH 75°53'40 EAST 148.96 FEET FROM THE INTERSECTION OF SAID SOUTHERLY LINE WITH THE EASTERLY LINE OF A STRIP OF LAND UNIFORM DEPTH OF 100.00 FEET EXTENDING THE EAST LINE OF POPLAR AVENUE FROM THE NORTH LINE OF WHITTIER AVENUE (NOW WHITTIER BOULEVARD) TO SAID LOT 102 AS DESCRIBED IN DEED RECORDED IN BOOK 2720, PAGE 129 OF DEEDS; THENCE NORTH 50°37'43" EAST 45.93 FEET; THENCE NORTH 19°26'30" EAST 62.36 FEET TO A POINT IN THE SOUTHERLY LINE OF THE NORTHERLY 231.00 FEET OF SAID LOT 102.

RESERVING UNTO THE GRANTOR, AN EASEMENT FOR WATERLINE PURPOSES OVER THE SOUTHERLY 5.00 FEET OF SAID LAND, SAID EASEMENT TO BE APPURTENANT TO AND FOR THE BENEFIT OF THE LAND AND ANY PART OR PORTION THEREOF, OWNED BY THE GRANTOR, ADJOINING SAID LAND ON THE EAST.

EXCEPT ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET OR MORE FROM THE SURFACE OF THE FOLLOWING DESCRIBED LAND, BUT WITHOUT THE RIGHT TO ENTER AND USE THE SURFACE OF THE SUBSURFACE LYING ABOVE A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, AS GRANTED TO FAR WEST OIL CO., A LIMITED PARTNERSHIP, BY DEED RECORDED AUGUST 16, 1971 AS INSTRUMENT NO. 3237 AND 3239.

APN: 6347-011-019

PARCEL 3:

THAT PORTION OF LOT "B" OF MONTEBELLO, IN THE CITY OF MONTEBELLO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 78, PAGE(S) 19 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 102 OF SAID MONTEBELLO; THENCE SOUTH 75°53'40" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 102, 300.00 FEET; THENCE SOUTHWESTERLY 277.94 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE LAND CONVEYED TO W. W. BLACK, BY DEED RECORDED IN BOOK 6621, PAGE 288 OF DEEDS; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE THEREOF, AND PARALLEL WITH THE NORTHERLY LINE OF THE WHITTIER AVENUE 102.68 FEET TO THE WESTERLY LINE OF SAID LOT "B" BEING ALSO THE EASTERLY LINE OF POPLAR AVENUE; THENCE NORTHEASTERLY 169.70 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT SAID NORTHEAST CORNER OF THE LAND CONVEYED TO SAID W. W. BLACK; THENCE NORTH 50°22'02" EAST 1.87 FEET; THENCE NORTH 56°48'03" EAST 45.04 FEET; THENCE NORTH 50°37'43" EAST 197.10 FEET TO THE SOUTHERLY LINE OF SAID LOT 102 DISTANT THEREON SOUTH 75°53'40" EAST 148.96 FEET FROM THE INTERSECTION OF SAID SOUTHERLY LINE WITH THE EASTERLY LINE OF A STRIP OF LAND UNIFORM DEPTH OF 100.00 FEET EXTENDING ALONG THE EAST LINE OF POPLAR AVENUE FROM THE NORTH LINE OF WHITTIER AVENUE (NOW WHITTIER BOULEVARD) TO SAID LOT 102, AS DESCRIBED IN THE DEED RECORDED IN BOOK 2720, PAGE 129 OF DEEDS.

EXCEPT ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET OR MORE FROM THE SURFACE OF THE FOLLOWING DESCRIBED LAND, BUT WITHOUT THE RIGHT TO ENTER AND USE THE SURFACE OF THE SUBSURFACE LYING ABOVE A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, AS GRANTED TO FAR WEST OIL CO., A LIMITED PARTNERSHIP, BY DEED RECORDED AUGUST 16, 1971 AS INSTRUMENT NO. 3238.

APN: 6347-012-008

EXHIBIT “C-2”

Form of Affordable Housing Covenant

(Project B)

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

City of Montebello
1600 W. Beverly Blvd.
Montebello, CA 90640
Attn: Director of Planning and Community Development

WITH COPY TO:

Magna & Magna, Inc.
1520 Washington Blvd. #100
Montebello, CA 90640
Attention: Mark D. Magna

SPACE ABOVE THIS LINE FOR RECORDER'S USE
Exempt from recording fees pursuant to Government Code
Section 27383

PROJECT B

AFFORDABLE HOUSING REGULATORY AGREEMENT

AND

DECLARATION OF RESTRICTIVE COVENANTS

Between

THE CITY OF MONTEBELLO,

a municipal corporation

("City")

and

MAGNA & MAGNA, INC.,

a California corporation

("Developer")

**AFFORDABLE HOUSING REGULATORY AGREEMENT
AND DECLARATION OF RESTRICTIVE COVENANTS**

This Affordable Housing Regulatory Agreement and Declaration of Restrictive Covenants (this “Agreement”) is entered into for reference purposes as of _____, 20__ (the “Effective Date”), by and between the **CITY OF MONTEBELLO**, a California municipal corporation (“City”) and **MAGNA & MAGNA, INC.**, a California corporation (“Developer”). City and Developer are individually referred to herein as a “Party” and collectively as the “Parties.”

RECITALS

G. Developer holds a legal or equitable interest in certain real property which is located in the City of Montebello, and are more particularly described in the “Legal Description of Property” attached hereto as Exhibit A (Project B Site) as shown on the “Site Map” attached hereto as Exhibit B.

H. In 2021, Developer submitted an application to City for the development of a residential housing project consisting of the development and construction of 140 residential apartment units within a 73,807 square foot development site on the Project A Site (“Project A”) and 16 units within a 12,500 square foot development site on the Project B Site (“Project B”) (Project A and Project B are collectively referred to as the “Project”), of which, thirty (30) units within Project A and two (2) units within Project B shall be restricted to and available at affordable rent, adjusted for household size, to Lower Income Households (as defined in California Health and Safety Code Section 50079.5 and as periodically published by the California Department of Housing and Community Development for a term of fifty-five years (55)).

I. On _____, 20__, the City Council adopted, Ordinance No. _____ approving a development agreement dated _____, 20__ pursuant to Government Code Sections 65864 et seq. authorizing the development of the Project affording the Developer greater project latitude, flexibility, development certainty, and vested rights to complete the Project in exchange for certain public benefits provided to the City (the “Development Agreement”).

J. As a material consideration for the long term assurances, vested rights, and other City obligations provided by the Development Agreement and as a material inducement to City to enter into the Development Agreement, Developer offered and agreed to provide the Affordable Units, among other public benefits, pursuant to Section 4.3 of the Development Agreement.

K. To ensure the continued affordability of the Affordable Units for the Term, this Agreement shall be executed and recorded against the Property prior to the recordation of any parcel map or final subdivision map or issuance of building permits for the Project, whichever occurs first.

L. The purpose of this Agreement is to restrict the occupancy and rents of the Affordable Units for the benefit of Lower Income Households as set forth in this Agreement. The Parties intend the covenants set forth in this Agreement to run with the land and to be binding upon Developer and Developer’s successors and assigns for the full term of this Agreement.

AGREEMENT

NOW THEREFORE, in consideration of the foregoing, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows.

1. **Definitions.** The following terms have the meanings set forth in this Section wherever used in this Agreement or the attached exhibits:

“Adjusted for Family Size Appropriate for the Unit” means, in the absence of pertinent federal statutes applicable to the Project, adjusted for a household of one person in the case of a studio unit, two persons in the case of a one-bedroom unit, three persons in the case of a two-bedroom unit, four persons in the case of a three-bedroom unit, and one additional person for every additional bedroom thereafter.

“Affordable Housing Occupancy Date” means the date of issuance by City of a certificate of occupancy for the residential apartment units on the Property, to be memorialized by the Parties through execution and recordation of the Certificate of Completion.

“Affordable Units” means the two (2) income restricted, multi-family residential rental units for occupancy by Lower Income Households.

“Applicable Laws” means all applicable laws, ordinances, statutes, codes, orders, decrees, rules, regulations, official policies, standards and specifications (including any ordinance, resolution, rule, regulation, standard, official policy, condition, or other measure) of the United States, the State of California, the County of Los Angeles, City of Montebello, or any other political subdivision in which the Project is located, and of any other political subdivision, agency or instrumentality exercising jurisdiction over City, Developer, or the Project.

“Affordable Rent” means a monthly Rent that does not exceed one-twelfth of thirty percent (30%) times 60 percent (60%) of the AMI, Adjusted for Family Size Appropriate for the Unit or, for Lower Income Households with a Gross Income that is greater than 60% of AMI, one-twelfth of thirty percent (30%) times the household’s actual Gross Income. For purposes of this definition, “Rent” includes a reasonable utility allowance for utilities, including garbage collection, sewer, water, electricity, gas and other heating, cooking and refrigeration fuel, but not telephone service, Internet, or cable or subscription TV plus other fees and charges required to be paid by tenants of the Affordable Units on a non-optional basis.

“Area Median Income” or **“AMI”** means the median income for the County of Los Angeles, California, adjusted for the actual number of persons in the applicable household, as determined by HUD pursuant to Section 8 of the United States Housing Act of 1937 and as published from time to time by HCD in Section 6932 of Title 25 of the California Code of Regulations or successor provision published pursuant to California Health and Safety Code Section 50093(c).

“Certificate of Compliance” means the form attached hereto as Exhibit C.

“City” means the City of Montebello, a California municipal corporation.

“City Documents” means the Development Agreement and this Agreement.

“City’s Authorized Representative” means the Director of Planning and Community Development, or his or her designee.

“Claims” is defined in Section 21.

“Developer” means Magna & Magna, Inc. or its assignee.

“Effective Date” means the date set forth in the first paragraph of this Agreement.

“Gross Income” means the combined, gross, pre-tax income of all adult occupants of the applicant household, as calculated under California Code of Regulations, Title 25, Section 6914.

“HCD” means the State of California Department of Housing and Community Development.

“HUD” means the U.S. Department of Housing and Urban Development.

“Indemnitees” is defined in Section 21.

“Lower Income Households” shall have the meaning defined in California Health and Safety Code Section 50079.5 and as periodically published by the California Department of Housing and Community Development.

“Management Agreement” is defined in Section 17.b.

“Market Rate Unit” means a unit that is not restricted for rent or sale to a particular affordability level.

“Marketing and Management Plan” or **“Plan”** is defined in Section 17.f.

“Party” or **“Parties”** respectively means City and Developer individually or collectively.

“Project” is defined in Recital B.

“Property” is defined in Recital A.

“Property Manager” is defined in Section 17.b.

“Regulations” means Title 25 of the California Code of Regulations.

“Tenant” shall mean a household occupying an Affordable Unit.

“Term” means the term of this Agreement, commencing upon the Effective Date and ending on the Termination Date.

“Termination Date” is the date that is fifty-five (55) years after the Affordable Housing Occupancy Date.

2. Use and Affordability Restrictions. Developer hereby covenants and agrees, for itself and its successors and assigns, that the Affordable Units shall be used solely in compliance with the Development Agreement and Development Plans as the term is defined under Section 1.18 of the Development Agreement, and the requirements set forth herein. Developer represents and warrants that it has not entered into any agreement that would restrict or compromise its ability to comply with the occupancy and affordability restrictions set forth in this Agreement, and Developer covenants that it shall not enter into any agreement that is inconsistent with such restrictions without the express written consent of City.

3. Construction of Affordable Units.

a. The Parties intend that all of the Affordable Units shall be constructed concurrently with, or earlier than the construction of the Market Rate Units of the Project. City's Authorized Representative may approve, in its sole discretion (which may be withheld for any reason), a modified construction schedule if this timing requirement will create unreasonable delays in the issuance of certificates of occupancy for Market Rate Units and if the Developer provides satisfactory assurance, as approved by the City's Authorized Representative, that the Affordable Units will be completed prior to completion of all of the Market Rate Units. Each Affordable Unit shall be inspected by the City prior to occupancy to determine that it meets the construction and other standards required by this Agreement. Upon the issuance of a certificate of occupancy by the City, the Parties shall execute and record the Certificate of Compliance.

b. The design, appearance, and general quality of the Affordable Units shall be consistent with the design review standards that are part of the Development Plan and shall be of the same level of materials and finishes as the Project's Market Rate Units.

4. Unit Size Mix for Affordable Units. The Developer shall provide Affordable Units in accordance with the following unit size mix:

	Affordable Units
Singles	0
1 Bdrm	0
2 Bdrm	1
3 Bdrm	1
Total Units	2

5. Income Mix for Affordable Units. A minimum of two (2) Affordable Units shall be made available for rent to Lower Income Households or lower in accordance with Section 6, below.

6. Lower Income Restrictions.

a. **Affordability Requirements.** For a term of fifty-five (55) years commencing upon the Affordable Housing Occupancy Date, each Affordable Unit shall be rented at an Affordable Rent to (or if vacant, available for occupancy by) a Lower Income Household. Notwithstanding the foregoing, to the extent permitted by law, if a subsidy program under Section 8 of the Housing Act of 1937, as amended, or any other comparable subsidy program, is available to a Tenant or prospective Tenant, Developer may accept and participate in the subsidy program (voucher), and rent the Affordable Unit at the rental rate established by and permitted under the program as defined by HUD, as adjusted for household size. The Tenant's portion of the rent shall not exceed an Affordable Rent, however the Tenant's portion can be less. The amount of rent Developer may receive through the subsidy program can exceed the Affordable Rent, however it shall not be less.

b. **Household Income Increases.** If upon recertification of an Affordable Unit Tenant's Gross Income, Developer determines that such Tenant's Gross Income has increased and exceeds the qualifying income for a Lower Income Household, then upon the expiration of such Tenant's lease and following sixty (60) days' notice, and if so permitted by local and state law, such tenant shall be required to vacate the unit and Developer shall rent the unit to a Lower Income Household

(or, in the alternative, Owner may increase the rent to market-rate rent for the Affordable Unit and designate another unit as an Affordable Unit and rent that unit to a Lower Income Household, provided that a comparable unit is then available) to restore the affordability mix required by this Agreement. In addition, should a Tenant's Gross Income exceed the qualifying income for a Lower Income Household, and should this section cause the Tenant's Rent to exceed the requirements of this Agreement, Developer shall still be deemed in compliance with this Agreement until such time as Tenant is required to move out pursuant to this Agreement, at which point the Affordable Unit shall be rented as an Affordable Unit as needed to restore the affordability mix required by this Agreement.

8. No Condominium Conversion. To the extent permitted by law, in the event that Developer converts the Project to condominium or cooperative tenancy or sells condominium or cooperative rights to the Project or any part thereof during the Term of this Agreement, the Affordable Units shall remain rental units under the terms of this Agreement during the Term of this Agreement.

9. Tenant Certification. For each Affordable Unit, prior to the initial occupancy of such Affordable Unit, and upon each successive lease or annual lease renewal for such Affordable Unit thereafter for the remainder of the term of this Agreement, Developer or Developer's authorized agent shall obtain from that household a written certificate containing all of the following in such format and with such supporting documentation as City may reasonably require:

- (iii) The identity of each household member; and
- (iv) The total household Gross Income.

Developer shall retain such certificates for not less than three (3) years, and upon City's request, shall provide copies of such certificates to City and make the originals available for City inspection.

10. Affordable Unit Occupancy. In the Affordable Units, no fewer than one occupant shall be allowed per bedroom, unless a reasonable accommodation is required pursuant to state or federal fair housing laws. A studio shall count as a one-bedroom unit for the purposes of these occupancy requirements. If no Lower Income Households apply within sixty (60) days of an Affordable Unit being available that meet these occupancy standards, the City shall, upon request of Developer, grant exceptions to the occupancy standards, but only to the extent such exceptions are consistent with Applicable Laws, and do not increase City's obligations or liabilities under this Agreement, or diminish or impair City's rights and remedies under this Agreement.

11. Annual Report; Inspections. By not later than April 1 of each year during the term of this Agreement, commencing with the year following the year of the Affordable Housing Occupancy Date (reflecting information from the year of the Affordable Housing Occupancy Date), Developer shall submit an annual report ("Annual Report") to City in a form reasonably satisfactory to City, together with Developer's certification that the Affordable Units are in compliance with the requirements of this Agreement. The Annual Report shall, at a minimum, include the following information for each Affordable Unit: (i) unit number; (ii) number of bedrooms; (iii) current rent and other charges; (iv) dates of any vacancies during the previous year; (v) number of people residing in the unit; (vi) total gross household income of residents; (vii) documentation of source of household income; and (viii) the information required by Section 9, above. Upon the written request of City and not less than four (4) business days' prior written notice, and at no expense to Developer, Developer shall allow City's Authorized Representative to inspect and copy all records documenting the source of household income.

12. Non-Discrimination; Compliance with Fair Housing Laws.

a. Preference for Displaced and Local Residents. In order to ensure that there is an adequate supply of affordable housing within the City of Montebello for residents and employees of businesses within the City, to the extent permitted by law and consistent with the program regulations for funding sources used for development of the Affordable Units, within the pool of eligible applicants, Developer shall endeavor to give priority to qualified households with members who live or work in the city limits of Montebello. In the event there are fewer applicants for the Affordable Units that meet the criteria specified in this paragraph than there are available Affordable Units, such units shall be made available to members of the general public who are qualified Lower Income Households. Notwithstanding the foregoing, in the event of a conflict between this provision and the provisions of Section 42 of the Internal Revenue Code of 1986, as amended, the provisions of such Section 42 shall control if such provisions apply to the project due to Affordable Unit financing sources.

b. Fair Housing. Developer shall comply with state and federal fair housing laws in the marketing and rental of the Affordable Units. With respect to the Affordable Units, Developer shall accept as tenants, on the same basis as all other prospective tenants, persons who are recipients of federal certificates or vouchers for rent subsidies pursuant to the existing Section 8 program or any successor thereto.

13. Non-Discrimination. Developer shall not restrict the rental, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Affordable Units on the basis of race, color, religion, creed, sex, sexual orientation, disability, marital status, ancestry, or national origin of any person. Developer covenants for itself and all persons claiming under or through it, and this Agreement is made and accepted upon and subject to the condition that there shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Affordable Units, nor shall Developer or any person claiming under or through Developer establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in, of, or for the Affordable Units.

14. Reporting Requirements; Access to Information; Inspections.

a. Maintenance of Records. Developer shall maintain Affordable Unit tenant leases, income certifications and other matters related to the leasing of the Affordable Units for a period of not less than three (3) years after the final date of occupancy by the tenant. Records related to compliance with this Agreement must be kept accurate and up-to-date. City shall notify Developer of any records it deems insufficient. Developer shall have thirty (30) calendar days from such notice to correct any specified reasonable deficiency in the records, or, if more than thirty (30) days shall be reasonably necessary to correct the deficiency, Developer shall begin to correct the deficiency within thirty (30) days and diligently pursue the correction of the deficiency as soon as reasonably possible.

b. Access to Records; Inspections.

(i) Developer shall provide City and its authorized agents and representatives reasonable access to any books, documents, papers and records associated with the Affordable Units for the purpose of making audits, examinations, excerpts and transcriptions in connection with monitoring compliance with this Agreement, during normal business

hours of Developer, upon the City's written request and not less than four (4) business days' prior written notice, and at no expense to Developer.

(ii) With four (4) business days' prior written notice, during normal business hours and as often as may be deemed necessary, and at no expense to Developer, City and its authorized agents and representatives shall be permitted access to and the right to examine the Affordable Units and to interview tenants and employees of the Affordable Units, for the purpose of verifying compliance with applicable regulations and compliance with the conditions of this Agreement.

(iii) Matters discovered by City shall not be disclosed to third parties unless required by law or unless otherwise resulting from or related to the pursuit of any remedies or the assertion of any rights of City hereunder subject to any right of Developer to seek a protective order to prevent the disclosure of any confidential or privileged information.

15. Term of Agreement.

a. Term of Restrictions. This Agreement shall commence upon the Effective Date and shall remain in effect until the Termination Date.

b. Effectiveness Survives Conveyance of Property. This Agreement shall remain effective and fully binding on all portions of the Property for the full term hereof, regardless of any sale, assignment, transfer, refinancing, or conveyance of the Affordable Units or the Project or any part thereof or interest therein.

c. Reconveyance. Upon the termination of this Agreement, the Parties agree to execute and record appropriate instruments to release and discharge this Agreement; provided, however, the execution and recordation of such instruments shall not be necessary or a prerequisite to the termination of this Agreement upon the expiration of the Term.

16. Binding Upon Successors; Covenants to Run with the Land. Developer hereby subjects its interest in the Affordable Units to the covenants and restrictions set forth in this Agreement. City and Developer hereby declare their express intent that the covenants and restrictions set forth herein shall be deemed covenants running with the land and shall be binding upon and inure to the benefit of the heirs, administrators, executors, successors in interest, transferees, and assigns of Developer and City, regardless of any sale, assignment, refinancing, conveyance or transfer of the Affordable Units, or any part thereof or interest therein, whether a change in interest occurs voluntarily or involuntarily, by operation of law or otherwise, except as expressly released by City. Any successor-in-interest to Developer, including without limitation any purchaser, transferee or lessee of the Affordable Units (other than the tenants of the individual Affordable Units) shall be subject to all of the duties and obligations imposed hereby for the full term of this Agreement. Each and every contract, deed, lease or other instrument affecting or conveying the Affordable Units or any part thereof, shall conclusively be held to have been executed, delivered and accepted subject to the covenants, restrictions, duties and obligations set forth herein, regardless of whether such covenants, restrictions, duties and obligations are set forth in such contract, deed, lease or other instrument. If any such contract, deed, lease or other instrument has been executed prior to the date hereof, Developer hereby covenants to obtain and deliver to City an instrument in recordable form signed by the parties to such contract, deed, lease or other instrument pursuant to which such parties acknowledge and accept this Agreement and agree to be bound hereby.

Developer agrees for itself and for its successors that in the event that a court of competent jurisdiction determines that the covenants herein do not run with the land, such covenants shall be enforced as equitable servitudes against the Affordable Units in favor of City.

Without limiting the generality of the foregoing, Developer and City hereby declare their understanding and intent that:

(i) The covenants and restrictions contained in this Agreement shall be construed as covenants running with the land pursuant to California Civil Code section 1468 and not as conditions which might result in forfeiture of title by Developer;

(ii) The burden of the covenants and restrictions set forth in this Agreement touch and concern the Property in that the Developer's legal interest in the Property and all improvements thereon are rendered less valuable thereby; and

(iii) The benefit of the covenants and restrictions set forth in this Agreement touch and concern the land by enhancing and increasing the enjoyment and use of the Property by the Affordable Unit tenants.

(iv) All covenants and restrictions contained herein without regard to technical classification or designation shall be binding upon Developer and its successors in interest for the benefit of the City, and such covenants and restrictions shall run in favor of the City for the entire period during which such covenants and restrictions shall be in force and effect, without regard to whether the City is an owner of any land or interest therein to which such covenant and restrictions relate.

17. Project Construction; Property Management; Repair and Maintenance; Marketing.

a. Management Responsibilities. Developer shall be responsible for all management functions with respect to the Affordable Units, including without limitation the selection of tenants, certification and recertification of household income and eligibility, evictions, collection of rents and deposits, maintenance, landscaping, routine and extraordinary repairs, replacement of capital items, and security. City shall have no responsibility for construction, rehabilitation, management, repair, maintenance or marketing of the Affordable Units.

b. Management Entity. If Developer enters into a separate property management agreement ("**Management Agreement**") with a property management company or other organization in order to manage the Affordable Units (including leasing, property management, maintenance and repair services, and reporting obligations) and ensure that Developer's obligations under this Agreement with respect to the Affordable Units are satisfied ("**Property Manager**"), the Management Agreement shall not relieve Developer of its primary responsibility for proper performance of management duties. The Property Manager shall have the requisite skill and experience to implement the Marketing and Management Plan required under Section 17.f. of this Agreement.

c. Management Policies. Developer shall adopt and implement written management policies with respect to the Affordable Units that comply with the provisions of this Agreement. The Developer shall provide copies of its management policies to City upon their initial adoption and thereafter upon the City's written request.

d. Repair, Maintenance and Security. Throughout the term of this Agreement, Developer shall at its own expense, maintain the Affordable Units in good physical condition, in good repair, and in decent, safe, sanitary, habitable and tenantable living conditions in conformity with all applicable state, federal, and local laws, ordinances, codes, and regulations. Without limiting the foregoing, Developer agrees to maintain the Affordable Units (including without limitation, the residential units, common areas, landscaping, driveways, parking areas and walkways) in a condition free of all waste, nuisance, debris, unmaintained landscaping, graffiti, disrepair, abandoned vehicles/appliances, and illegal activity, and shall take all reasonable steps to prevent the same from occurring on the Affordable Units. Developer shall prevent and/or rectify any physical deterioration apart from reasonable wear and tear of the Affordable Units and the Project and shall make all repairs, renewals and replacements necessary to keep the Affordable Units and the improvements located therein in good condition and repair. Developer shall provide adequate security measures for the Project, including without limitation, the installation of adequate lighting and deadbolt locks.

e. Additional Requirements. All construction work and professional services for the Affordable Units shall be performed by persons or entities licensed or otherwise authorized to perform the applicable work or service in the State of California if required under local law. To the extent allowed by state and federal laws, Developer shall limit the installation of satellite dish, antenna and other such equipment to screened locations on the Affordable Unit buildings as approved by City. Developer shall diligently work to resolve complaints related to noise, parking, litter or other neighborhood concerns.

f. Marketing and Management Plan. Prior to the issuance of a certificate of occupancy for the residential apartment units located on the Project A Site Developer shall adopt and implement a plan for marketing and managing the Affordable Units (the “**Marketing and Management Plan**” or “Plan”). The Marketing and Management Plan shall address in detail how Developer plans to market the Affordable Units to prospective Lower Income Households in accordance with fair housing laws and this Agreement, Developer’s tenant selection criteria, and how Developer plans to certify the eligibility of Lower Income Households. The Plan shall also describe the management team and shall address how Developer and the management entity plan to manage and maintain the Affordable Units. The Developer shall provide a copy of the Marketing and Management Plan to City upon its initial adoption, and thereafter upon the City’s written request and in connection with material modifications to the Marketing and Management Plan. Developer shall abide by the terms of the Marketing and Management Plan in marketing, managing, leasing, and maintaining the Affordable Units and the Project.

g. Fees, Taxes, and Other Levies. Developer shall be responsible for payment of all fees, assessments, taxes, charges, liens and levies applicable to the Affordable Units, including without limitation possessory interest taxes, if applicable, imposed by any public entity, and shall pay such charges prior to delinquency. However, Developer shall not be required to pay any such charge so long as (a) Developer is contesting such charge in good faith and by appropriate proceedings, (b) Developer maintains reserves adequate to pay any contested liabilities, and (c) on final determination of the proceeding or contest, Developer immediately pays or discharges any decision or judgment rendered against it, together with all costs, charges and interest. Developer shall have all rights under Applicable Law to appeal the valuation of the Project (including but not limited to the Affordable Units, any improvements, fixtures or appurtenances, and any personal property) for tax purposes, and nothing herein shall be deemed to preclude Developer from applying for a Welfare Exemption or other taxation relief as a result of the affordability and public benefit provided by the Affordable Units.

h. **Property Damage or Destruction.** If any part of the Affordable Units are damaged or destroyed, Developer shall repair or restore the same, consistent with the occupancy and rent restriction requirements set forth in this Agreement, provided that insurance proceeds are available to be applied to such repairs or restoration within such period and the repair or restoration is financially feasible. Such work shall be commenced as soon as reasonably practicable after the damage or loss occurs and shall be completed within one year thereafter or as soon as reasonably practicable, provided that insurance proceeds are available to be applied to such repairs or restoration within such period and the repair or restoration is financially feasible. During such time that lenders providing financing for the construction of the Project impose requirements that differ from the requirements of this Section the requirements of such lenders and investors shall prevail.

18. **Recordation; Subordination.** This Agreement shall be recorded in the Official Records of County of Los Angeles no later than the date on which the final subdivision map for the Project is recorded or issuance of building permits for the Project. Developer hereby represents, warrants and covenants that with the exception of easements of record, absent the written consent of City, this Agreement shall not be subordinated in priority to any lien (other than those pertaining to taxes or assessments), encumbrance, or other interest in the Affordable Units. The City shall not unreasonably withhold its consent to subordinate this Agreement to the deeds of trust and regulatory agreements required by Developer's construction and permanent lenders (each a "**Senior Interest**") in a form reasonably approved by the City, if the subordination request meets the following conditions:

(i) All of the proceeds of loans related to the proposed Senior Interest, less any transaction costs, must be used to provide construction and/or permanent financing for the Affordable Units or the Project.

(ii) The subordination agreement(s) must be structured to minimize the risk that this Agreement would be extinguished as a result of a foreclosure by the proposed lender of a Senior Interest (each a "Senior Lender") or other holder of the Senior Interest. To satisfy this requirement, the subordination agreement must provide the City with adequate rights to cure any defaults by Developer, including: (i) providing the City or its successor with copies of any notices of default in the same manner as provided to Developer at the same time or promptly thereafter such notice is provided to the Developer; and (ii) providing the City with a cure period of at least thirty (30) days to cure any default.

(iii) The subordination does not require the consent of the Senior Lender prior to the City exercising remedies available to the City under this Agreement.

19. **No Impairment of Lien.** No violation or breach of the covenants, conditions, restrictions, provisions or limitations contained in this Agreement shall defeat or render invalid or in any way impair the lien or charge of any mortgage, deed of trust or other financing or security instrument; provided, however, that any successor in interest to the Affordable Units shall be bound by such covenants, conditions, restrictions, limitations and provisions, whether such successor's title was acquired by foreclosure, deed in lieu of foreclosure, trustee's sale or otherwise.

20. **Default and Remedies.**

a. **Events of Default.** An Event of Default shall arise hereunder if Developer fails to perform any obligation under this Agreement and fails to cure such default within thirty (30) days after the City has notified the Developer in writing of the default, or if the default cannot be cured

within thirty (30) days, has failed to commence to cure within thirty (30) days and thereafter diligently pursued such cure and completed such cure within a reasonable time.

b. Remedies. Upon the occurrence of an Event of Default and its continuation beyond any applicable cure period, City may proceed with any of the following remedies:

i. Bring an action for equitable relief seeking the specific performance of the terms and conditions of this Agreement, and/or enjoining, abating, or preventing any violation of such terms and conditions, and/or seeking declaratory relief;

ii. For violations of obligations with respect to rents for residential units in the Affordable Units, impose as liquidated damages a charge in an amount equal to the actual amount collected in excess of the Affordable Rent; and/or

iii. Pursue any other remedy allowed under the City Documents or at law or in equity.

Each of the remedies provided herein is cumulative and not exclusive. City may exercise from time to time any rights and remedies available to it under Applicable Law or in equity, in addition to, and not in lieu of, any rights and remedies expressly provided in this Agreement. Any failure or delay by City in asserting any of its rights or remedies, including specific performance, as to any Event of Default shall not operate as a waiver of any default or of any such rights or remedies or deprive City of its right to institute and maintain any actions or proceedings which it may deem necessary to protect, assert or enforce any such rights or remedies.

21. Indemnity. To the fullest extent permitted by law, Developer shall indemnify, defend and hold City and its elected and appointed officers, officials, employees, agents, consultants, contractors and representatives (collectively, the “**Indemnitees**”) harmless from and against all liability, loss, cost, expense (including without limitation attorneys’ fees and costs of litigation), claim, demand, action, suit, judicial or administrative proceeding, penalty, deficiency, fine, order, and damage (all of the foregoing collectively “**Claims**”) arising directly or indirectly, in whole or in part, as a result of or in connection with Developer’s performance of or any failure to perform any obligation as and when required by this Agreement. Developer’s indemnification obligations under this Section 21 shall not extend to Claims resulting solely from the gross negligence or willful misconduct of Indemnitees. The provisions of this Section 21 shall survive the expiration or earlier termination of this Agreement.

22. Expenses. Developer agrees to pay an annual monitoring fee for compliance with this Agreement, which fee shall initially be \$20 per Affordable Unit per year, as may be modified by resolution of the City Council which is in force and effect for a similar class of affordable units.

23. Miscellaneous.

a. Amendments. This Agreement may be amended or modified only by a written instrument signed by both Parties and recorded in the Official Records of The County of Los Angeles.

b. No Waiver. Any waiver by City of any term or provision of this Agreement must be in writing. No waiver shall be implied from any delay or failure by City to take action on any breach or default hereunder or to pursue any remedy allowed under this Agreement or Applicable Law. No failure or delay by City at any time to require strict performance by Developer of any provision of this Agreement or to exercise any election contained herein or any right, power or remedy hereunder

shall be construed as a waiver of any other provision or any succeeding breach of the same or any other provision hereof or a relinquishment for the future of such election.

c. Notices. Except for any notice, demand or communication required under applicable law to be given in another matter, all notices, demands and communications to be sent pursuant to this Agreement shall be made in writing, and sent to the parties at their respective addresses specified below or to such other address as a party may designate by written notice delivered to the other parties in accordance with this Section. All notices, demands or communications shall be sent by personal delivery or by reputable overnight delivery service (which provides a delivery receipt) (and not by the United States Postal Service) postage prepaid, and, if to Developer, also by e-mail. Any notice, demand or communication shall be deemed given, received, made or communicated as of the earlier of the date personal delivery is effected or, if sent in the manner herein specified, on the delivery date or date delivery is refused by the addressee, or, if sent to Developer by e-mail, the date receipt of e-mail notice is acknowledged. Either party may change its address at any time by giving written notice of such change to City or Developer as the case may be, in the manner provided herein, at least ten (10) days prior to the date such change is desired to be effective.

Any notice to be delivered to Developer shall be addressed as follows:

To Developer:	Magna & Magna, Inc. 1520 Washington Blvd. #100 Montebello, CA 90640 Attention: Mark D. Magna E-Mail: mark@magnareg.com
With copy to:	Mark Armbruster Armbruster Goldsmith & Delvac LLP 12100 Wilshire Blvd., Suite 1600 Los Angeles, CA 90025 E-Mail: mark@agd-landuse.com

Any notice to be delivered to City shall be addressed as follows:

To City:	City of Montebello 1600 W Beverly Blvd Montebello, CA 90640 Attention: Planning & Community Development Director
With copy to:	Alvarez-Glasman & Colvin 13181 Crossroads Parkway North Suite 400 West Tower City of Industry, CA 91746 Attn: Arnold M. Alvarez-Glasman, City Attorney E-Mail: aglasman@agclawfirm.com

d. Further Assurances. The Parties shall execute, acknowledge and deliver to the other such other documents and instruments, and take such other actions, as either shall reasonably request as may be necessary to carry out the intent of this Agreement.

e. Parties Not Co-Venturers; Independent Contractor; No Agency Relationship. Nothing in this Agreement is intended to or shall establish the Parties as partners, co-venturers, or

principal and agent with one another. The relationship of Developer and City shall not be construed as a joint venture, equity venture, partnership or any other relationship. City neither undertakes nor assumes any responsibility or duty to Developer (except as expressly provided in this Agreement) or to any third party with respect to the Project. Developer and its employees are not employees of City but rather are, and shall always be considered independent contractors. Furthermore, Developer and its employees shall at no time pretend to be or hold themselves out as employees or agents of City. Except as City may specify in writing, Developer shall not have any authority to act as an agent of City or to bind City to any obligation.

f. Action by City. Except as may be otherwise specifically provided herein, whenever any approval, notice, direction, consent or request by City is required or permitted under this Agreement, such action shall be in writing, and such action may be given, made or taken by City's Authorized Representative or by any person who shall have been designated by City's Authorized Representative, without further approval by the City Council.

g. No Third Party Beneficiaries. This Agreement is not intended to be for the benefit of any person other than the parties and their permitted successors and assigns.

h. Non-Liability of City and City Officials, Employees and Agents. No member, official, employee or agent of City shall be personally liable to Developer or any successor in interest, in the event of any default or breach by City, or for any amount of money which may become due to Developer or its successor or for any obligation of City under this Agreement.

i. Headings; Construction; Statutory References. The headings of the sections and paragraphs of this Agreement are for convenience only and shall not be used to interpret this Agreement. The language of this Agreement shall be construed as a whole according to its fair meaning and not strictly for or against any Party. All references in this Agreement to particular statutes, regulations, ordinances or resolutions of the United States, the State of California, or the City of Montebello shall be deemed to include the same statute, regulation, ordinance or resolution as hereafter amended or renumbered, or if repealed, to such other provisions as may thereafter govern the same subject.

j. Time is of the Essence. Time is of the essence in the performance of this Agreement.

k. Governing Law; Venue. This Agreement shall be construed in accordance with the laws of the State of California without regard to principles of conflicts of law. Any action to enforce or interpret this Agreement shall be filed and heard in the Superior Court of The County of Los Angeles, California or in the Federal District Court for the Northern District of California.

l. Attorneys' Fees and Costs. If any legal or administrative action is brought to interpret or enforce the terms of this Agreement, the prevailing party shall be entitled to recover all reasonable attorneys' fees and costs incurred in such action.

m. Severability. If any provision of this Agreement is held invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions shall not be affected or impaired thereby.

n. Entire Agreement; Exhibits. This Agreement contains the entire agreement of Parties with respect to the subject matter hereof and supersedes all prior oral or written agreements between the Parties with respect thereto. Exhibits A-1 and A-2, Exhibits B-1 and B-2, and Exhibit C attached hereto are incorporated herein by this reference.

o. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement.

[Signatures on the following page(s)]

IN WITNESS WHEREOF, the Parties have executed this Affordable Housing Regulatory Agreement and Declaration of Restrictive Covenants as of the date first written above.

MAGNA & MAGNA, INC. a California corporation (“Developer”)

By: _____
Mark D. Magna
President

CITY OF MONTEBELLO, a municipal corporation (“City”)

By: _____
René Bobadilla
City Manager

APPROVED AS TO FORM:

By: _____
Arnold M. Alvarez-Glasman
City Attorney

ATTEST:

By: _____
Christopher Jimenez
City Clerk

[Principal Signatures to be notarized]

Exhibit A
to Development Agreement Exhibit C-2

Legal Description

(Project B Site)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MONTEBELLO IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

LOT 8, OF TRACT NO. 7783, IN THE CITY OF MONTEBELLO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 99, PAGE 60 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 6346-020-012

PARCEL B:

LOT 10, OF TRACT NO. 7783, IN THE CITY OF MONTEBELLO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 99, PAGE 60 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 6346-020-01

Exhibit B
to Development Agreement Exhibit C-2

Exhibit C
to Development Agreement Exhibit C-2

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

City of Montebello
1600 W. Beverly Blvd.
Montebello, CA 90640
Attn: Director of Planning and Community Development

WITH COPY TO:

Magna & Magna, Inc.
1520 Washington Blvd. #100
Montebello, CA 90640
Attention: Mark D. Magna

SPACE ABOVE THIS LINE FOR RECORDER'S USE
Exempt from recording fees pursuant to Government Code
Section 27383

CERTIFICATE OF COMPLETION
(PROJECT B)

THIS CERTIFICATE OF COMPLETION ("Certificate of Completion") is made by the CITY OF MONTEBELLO, California municipal corporation ("City"), in favor of MAGNA & MAGNA, INC., a California corporation ("Developer"), as of the date set forth below.

RECITALS

A. City and Developer have entered into that certain Affordable Housing Regulatory Agreement ("Agreement") dated _____, 20__, concerning the development of affordable multifamily rental housing on certain real property situated in the City of Montebello, California, as more fully described in Exhibit A attached hereto and made a part hereof (the "Property"). The Agreement was recorded in the Official Records of The County of Los Angeles on _____, 20__, as Instrument No. _____.

B. As referenced in Section 1 of the Agreement, the Affordable Housing Occupancy Date shall mean the date of issuance by City of a certificate of occupancy for the residential apartment units on the Property, as memorialized in a Certificate of Completion to be executed by City and Developer and recorded in the Official Records of The County of Los Angeles.

NOW, THEREFORE, City and Developer hereby agree as follows:

1. City has issued to Developer a certificate of occupancy for the residential apartment units on the Property as of _____, 20__. Accordingly, as provided in the Agreement, the Affordable Housing Occupancy Date shall mean _____, 20__ and the Termination Date shall mean _____, 20__.

2. This Certificate of Completion shall not be deemed or construed to constitute evidence of compliance with or satisfaction of any obligation of Developer to any holder of a mortgage, or any insurer of a mortgage, securing money loaned to finance the construction and development of the Project or any portion thereof. This Certificate of Completion is not a notice of completion as referred to in Section 8182 of the California Civil Code.

[Signatures on the following page(s)]

IN WITNESS WHEREOF, City and Developer have executed this Certificate of Completion
this _____ day of _____, 20__.

MAGNA & MAGNA, INC. a California
corporation (“Developer”)

By: _____
Mark D. Magna
President

CITY OF MONTEBELLO, a municipal
corporation (“City”)

By: _____
René Bobadilla
City Manager

APPROVED AS TO FORM:

By: _____
Arnold M. Alvarez-Glasman
City Attorney

ATTEST:

By: _____
Christopher Jimenez
City Clerk

[Principal Signatures to be Notarized]

Exhibit A
to Certificate of Completion

Legal Description

(Project B Site)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MONTEBELLO IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

LOT 8, OF TRACT NO. 7783, IN THE CITY OF MONTEBELLO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 99, PAGE 60 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 6346-020-012

PARCEL B:

LOT 10, OF TRACT NO. 7783, IN THE CITY OF MONTEBELLO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 99, PAGE 60 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 6346-020-01



ATTACHMENT C
CITY OF MONTEBELLO

Planning and Community Development Department
1600 W. Beverly Boulevard
Montebello, CA 90640
www.cityofmontebello.com

Sustainable Communities Project CEQA Exemption Poplar Avenue Residential Development

LEAD AGENCY:

City of Montebello
Planning and Community Development Department
1600 W. Beverly Boulevard
Montebello, CA 90640

CONTACT PERSON:

Ms. Monica Rodriguez, Associate Planner
1600 West Beverly Boulevard, Montebello, CA 90640
(323) 887-1200 Extension 494

PROJECT ADDRESSES: Project A: 116, 128, and 136 North Poplar Avenue, Montebello, CA; Project B: 129 and 133 North Poplar Avenue, Montebello, CA

PROJECT DESCRIPTION: The Proposed Project will consist of two components, referred to herein as Project A and Project B. Project A will involve the construction of 140 apartment units (including 30 units affordable to lower-income households) within a 73,807 square foot development area, referred to as Project Site A. Project B will involve the construction of 16 units (including two units affordable to lower-income households) within a 12,500 square feet development area, referred to as Project Site B.

PROJECT SPONSOR/OWNER:

Mr. Mark Magna, President
Magna & Magna, Inc.
1520 Washington Boulevard, Suite 100
Montebello, CA 90640

PREPARED BY:

Parker Environmental Consultants
23822 Valencia Boulevard, Suite 301
Valencia, CA 91355

GENERAL PLAN DESIGNATION (Existing On-Site):

Project A: High Density Residential (HDR)
Project B: Medium Density Residential (MDR)

ZONING (Existing On-Site):

Project A: Multiple-Family Residential (R-3)
Project B: Multiple-Family Residential (R-3)

April 2022

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Appendices

Appendix A	SCAG Connect SoCal Plan
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Appendix D	Energy and Water Efficiency Compliance Memo
Appendix E	Southern California Edison Service Area Fact Sheet

1.0 Description of Project

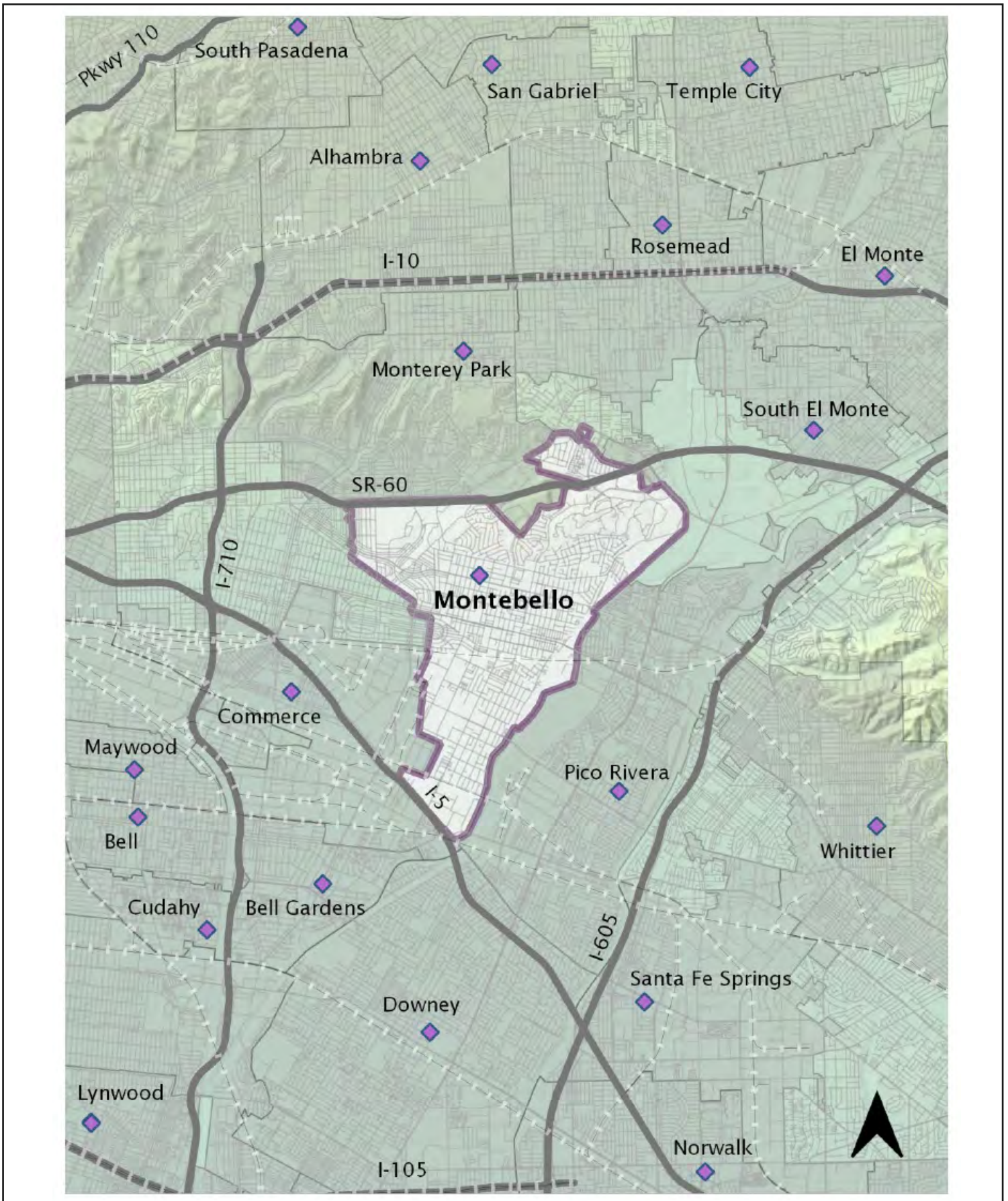
1.1 Introduction

The Proposed Project will consist of two components, referred to herein as Project A and Project B. Project A will involve the construction of 140 apartment units (including 30 units affordable to lower-income households) within a 73,807 square foot development site, referred to as Project Site A. Project B will involve the construction of 16 units (including two units affordable to lower-income households) within a 12,500 square foot development site, referred to as Project Site B.

1.2 Project Location

The Project Sites are located within the eastern portion of the City of Montebello. The City of Montebello is located six miles east of Downtown Los Angeles. The City of Montebello is bound on the north by the City of Rosemead and unincorporated County areas; on the south by the cities of Commerce and Pico Rivera; on the east by the City of Pico Rivera and the Whittier Narrows Dam Recreation Area; and on the west by the City of Commerce and unincorporated East Los Angeles. Regional access to the City is provided by the Pomona Freeway (State Route 60) and by the Santa Ana Freeway (Interstate 5). Major physiographic features in the vicinity of the Project Sites include: the Montebello Hills, located 1.3 miles to the north of the Project Sites; the Rio Hondo River, located 500 feet to the east of the Project Sites; the Puente Hills, located three miles to the east of the Project Sites; Whittier Narrows Dam, located 1.3 miles to the northeast of the sites; and the San Gabriel River, located 2 miles to the east of the Project Sites. The San Gabriel Mountains and Santa Ana Mountains are both visible from the Project Sites. The City's location in a regional context is provided in Figure 1, while a citywide map illustrating the location of the two Project Sites within the City is provided in Figure 2. A local map of the two Project Sites and the surrounding areas is shown in Figure 3.

Major roadways in the vicinity of the two Project Sites include: Beverly Boulevard, located approximately 0.4 mile to the north of the Project Sites; Whittier Boulevard, located approximately 230 feet south of the Project Sites; Paramount Boulevard, located approximately 0.7 mile east of the Project Sites; and, Montebello Boulevard, located approximately 0.5 mile west of the Project Sites.



Source: Quantum GIS.



Source: Quantum GIS.



Source: Quantum GIS.

1.3 Environmental Setting

Existing Uses

Project Site A contains approximately 73,807 square feet of lot area and consists of three parcels that occupy frontage along the east side of Poplar Avenue. The 116 North Poplar Avenue parcel (Los Angeles County Assessor Parcel Number [APN] 6347-012-008) is occupied by four two-story apartment buildings containing 27 multifamily dwelling units and approximately 22,538 square feet of floor area. The 128 North Poplar Avenue parcel (APN 6347-011-019) is occupied by four single-family dwelling units and a two-story apartment complex containing eight multifamily dwelling units and approximately 11,101 square feet of floor area. The 136 North Poplar Avenue parcel (APN 6347-011-013) is occupied by two single-family dwelling units containing approximately 1,974 square feet of floor area.¹ As such, a total of 41 dwelling units currently occupy Project Site A.

Project Site B contains approximately 12,500 square feet of lot area and consists of two parcels that occupy frontage along the west side of Poplar Avenue. The 129 North Poplar Avenue parcel (APN 6346-020-012) is occupied by one approximately 1,233 square foot single-family dwelling unit. The 133 North Poplar Avenue parcel (APN 6346-020-013) is occupied by an approximately 1,090 square foot single-family dwelling unit.² As such, a total of two dwelling units currently occupy Project Site B.

Surrounding Land Uses

The Project Sites are located in the midst of an existing residential neighborhood. An aerial photograph is provided in Figure 4, below. The surrounding land uses and development are described in detail below:

- *North.* Multifamily residential uses abut the two Project Sites to the north.
- *South.* A motel abuts Project Site A to the south, and has frontage along Whittier Boulevard. A multifamily residential building containing four dwelling units abuts Project Site B to the south.
- *East.* Currently, there is a construction site to the east of Project Site A. This property would include the development of 80 townhomes. Poplar Avenue extends along the eastern boundary of Project Site B.
- *West.* Poplar Avenue extends along the western boundary of Project Site A, while an existing alley extends along the western boundary of Project Site B, with additional multifamily residential development located further to the west of this alley.

¹ Los Angeles County Tax Assessor and the California Regional Multiple Listing Service.

² Los Angeles County Tax Assessor and the California Regional Multiple Listing Service.

Current Zoning (Montebello Municipal Code [MMC] Chapter 17.04) for Surrounding Land Uses

Project Site A:

North: Multiple-family Residential (R-3)

South: General Commercial (C-2)

East: Light Manufacturing (M-1), Residential Agriculture (R-A), Multiple-family Residential (R-3)

West: Multiple-family Residential (R-3)

Project Site B:

North: Multiple-family Residential (R-3)

South: Multiple-family Residential (R-3), General Commercial (C-2)

East: Multiple-family Residential (R-3)

West: Multiple-family Residential (R-3)

Current Land Use (City of Montebello General Plan) for Surrounding Land Uses

Project Site A:

North: High Density Residential (HDR)

South: Boulevard Commercial (BC)

East: High Density Residential (HDR), General Commercial (GC)

West: Medium Density Residential (MDR)

Project Site B:

North: Medium Density Residential (MDR)

South: Boulevard Commercial (BC)

East: High Density Residential (HDR)

West: Medium Density Residential (MDR)



Source: CRMLS.

1.4 Project Description

Project Overview

A summary of the Proposed Project is provided in Table 1, Proposed Development Program, below.

**Table 1
Proposed Development Program**

Land Uses	Units
Project A (140 du)	
Studio	1 du
1-Bedroom	55 du
2-Bedroom	71 du
3-Bedroom	13 du
Restricted Affordable Housing	(30 du)
Building Height	47 feet
Open Space	31,360 sf
Vehicle Parking	298 spaces
Bicycle Parking	154 spaces
Project A Floor Area and Floor Area Ratio (FAR):	170,161 sf^a (FAR 2.31:1)
Project B (16 du)	
1-Bedroom	4 du
2-Bedroom	10 du
3-Bedroom	2 du
Restricted Affordable Housing	(2 du)
Building Height	34 feet, 6 inches
Open Space	3,650 sf
Vehicle Parking	30 spaces
Bicycle Parking	16 spaces
Project B Floor Area and FAR:	15,970 sf^a (FAR 1.28:1)
<i>Notes: du = dwelling units; sf = square feet ^a Includes amenity space and common circulation areas. Source: GA Engineering, October 2021.</i>	

Project A Description

Project A involves the construction of 140 apartment units (including 30 units affordable to lower-income households) on a 1.69-acre (73,807 square foot) site. Project A will consist of the following elements:³

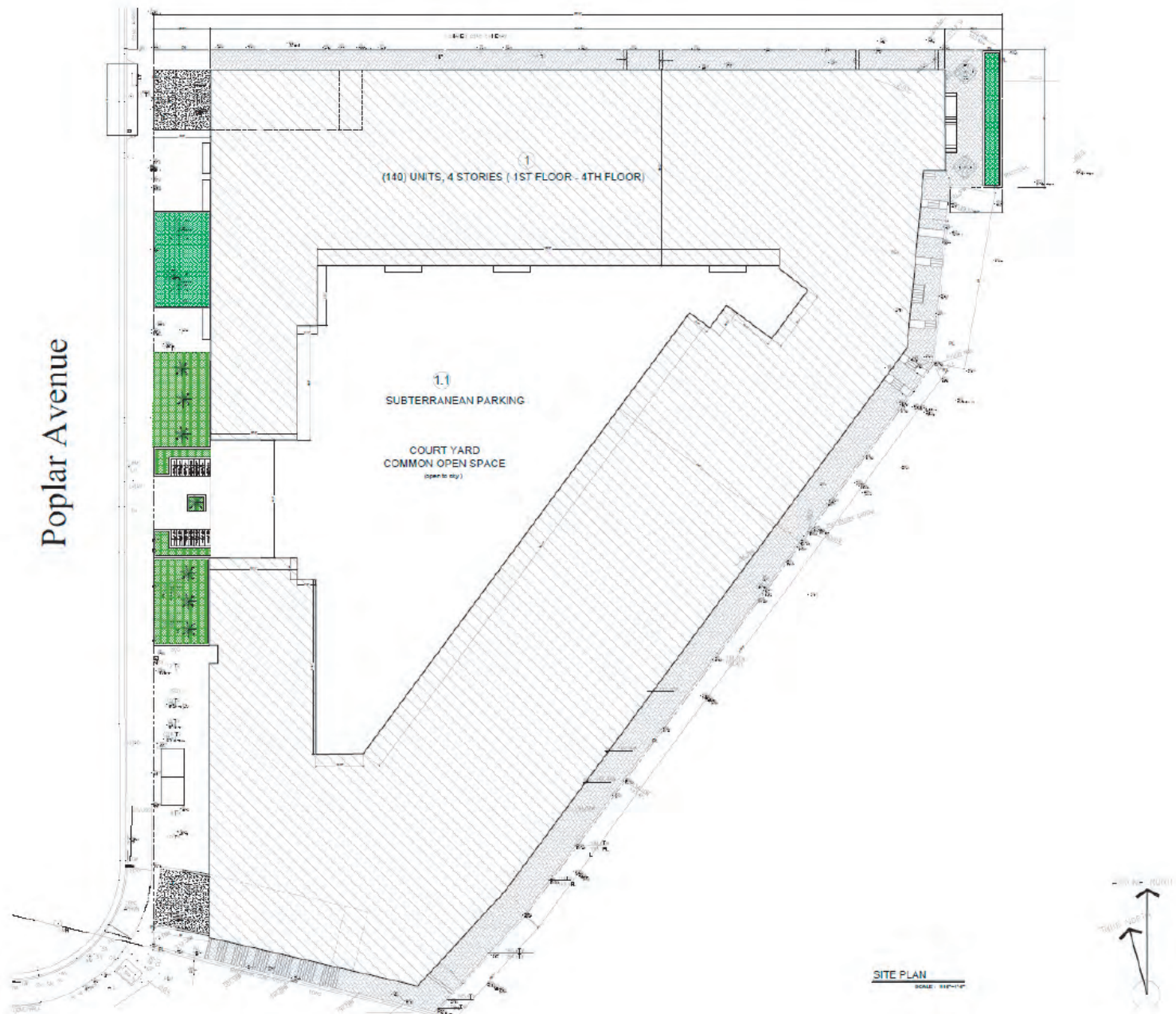
- *Building Overview – Project A.* The proposed apartment building will consist of four floors and will include 140 dwelling units (including 30 units affordable to lower-income households). In addition, two subterranean parking levels containing a total of 298 parking spaces will be provided. The building will have a total floor area of approximately 170,161 square feet and will have a height of 47 feet as measured from the street frontage. The project will have a Floor Area Ratio (FAR) of approximately 2.31:1, a lot coverage of 57%, and a density of approximately 83 units per acre.
- *First Floor – Project A.* The first floor will total 40,325 square feet and will contain 35 units ranging in size from 616 square feet to 1,780 square feet. Of the total units that will be provided, one unit will be a studio unit; 16 units will be equipped with one bedroom and one bathroom; 17 units will feature two bedrooms and two bathrooms; and one unit will consist of three bedrooms and two bathrooms. A number of amenities will be provided on the first-floor deck including the leasing office, a courtyard, swimming pool, gym, and children's play area.
- *Second Floor – Project A.* The second floor will total 43,279 square feet and will contain 35 units ranging in size from 730 square feet to 1,780 square feet. Of the total units that will be provided, 13 units will be equipped with one bedroom and one bathroom; 18 units will feature two bedrooms and two bathrooms; and four units will consist of three bedrooms and two bathrooms.
- *Third Floor – Project A.* The third floor will total 43,279 square feet and will contain 35 units ranging in size from 730 square feet to 1,780 square feet. Of the total units that will be provided, 13 units will be equipped with one bedroom and one bathroom; 18 units will feature two bedrooms and two bathrooms; and four units will consist of three bedrooms and two bathrooms.
- *Fourth Floor – Project A.* The fourth floor will total 43,279 square feet and will contain 35 units ranging in size from 730 square feet to 1,780 square feet. Of the total units that will be provided, 13 units will be equipped with one bedroom and

³ GA Engineering, Inc. 116, 128, & 136 North Poplar Avenue. Plans dated October 15, 2021.

one bathroom; 18 units will feature two bedrooms and two bathrooms; and four units will consist of three bedrooms and two bathrooms.

- *Access and Parking – Project A.* Access to the new apartment building will be provided by two 20-foot-wide driveways located at the northwestern and southwestern corners of the site. These driveways will provide access to the subterranean parking levels from Poplar Avenue. Parking will be provided within two subterranean parking levels. A total of 298 parking spaces will be provided, of which 136 spaces will be tandem and 162 spaces will be single. Lastly, a total of 14 short-term and 140 long-term bicycle spaces will be included.
- *Amenities and Open Space – Project A.* A total of 31,360 square feet of open space will be provided. Private open space will consist of 14,578 square feet of balcony space with each private balcony approximately 100-106 square feet in size. Public open space will consist of a 982 square foot rear yard, a 14,760 square foot courtyard, and a 1,040 square foot gym. The project will also include various amenities such as barbeque areas, a water feature and swimming pool, and a 1,100 square foot children's play area. Additional barbeques will be placed on the roof deck. Lastly, Project A will include 140 storage units totaling 136.9 cubic feet of storage space for residents.
- *Architecture – Project A.* The project design will be Mediterranean modern architecture. The exterior structure will be comprised of white and tan stucco. Red tile roofs will be provided. Meanwhile, the garage doors will be colored dark brown, which will provide a visual contrast.
- *Code Compliance – Project A.* All applicable building and fire codes will be adhered to. In addition, all applicable Low Impact Development measures (LID) will be incorporated into the Project design.

The site plan for Project A is provided in Figure 5. Floor plans are provided in Figures 6 through 9. Meanwhile, basement plans are depicted in Figures 10 and 11. A roof plan is shown in Figure 12, and the open space diagram is provided in Figure 13. Building elevations are provided on Figures 14 and 15.



Source: GA Engineering, Inc.



Figure 5
Site Plan - Project A



Figure 6



PARKER
ENVIRONMENTAL CONSULTANTS

Figure 7
Second Floor Plan - Project A



Source: GA Engineering, Inc.



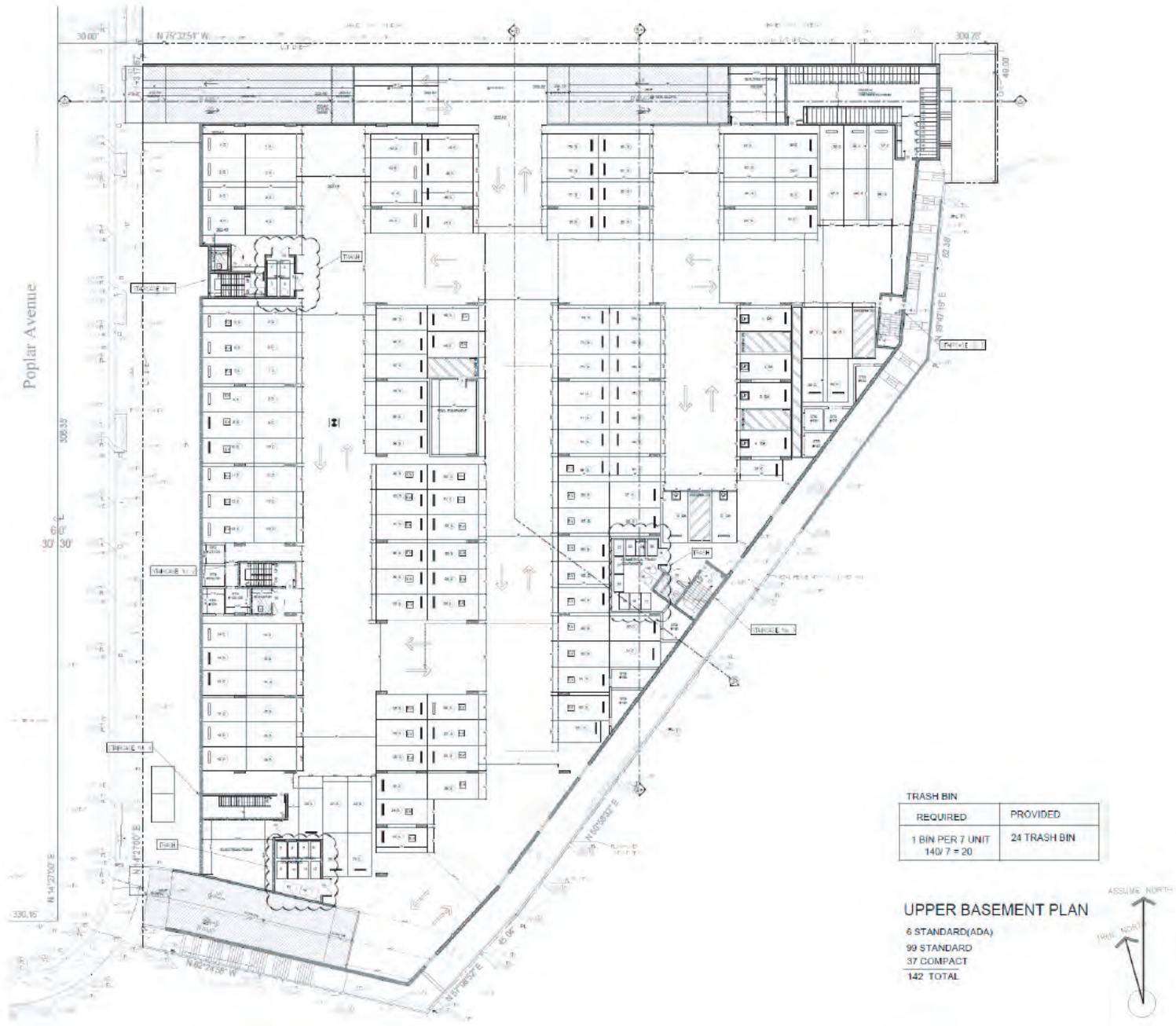
Figure 8
Third Floor Plan - Project A



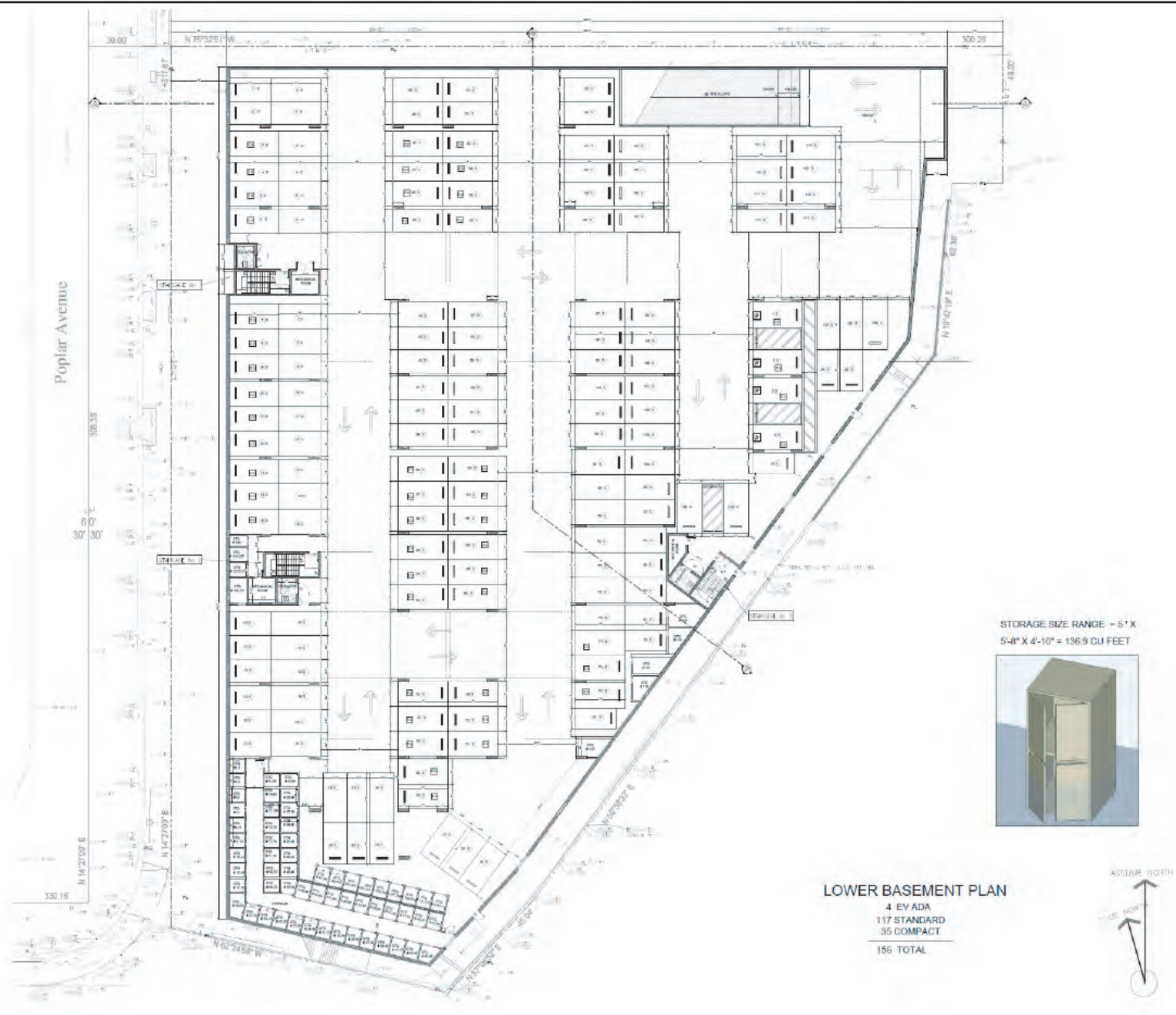
Source: GA Engineering, Inc.



Figure 9
Fourth Floor Plan - Project A



Source: GA Engineering, Inc.



Source: GA Engineering, Inc.

Poplar Avenue

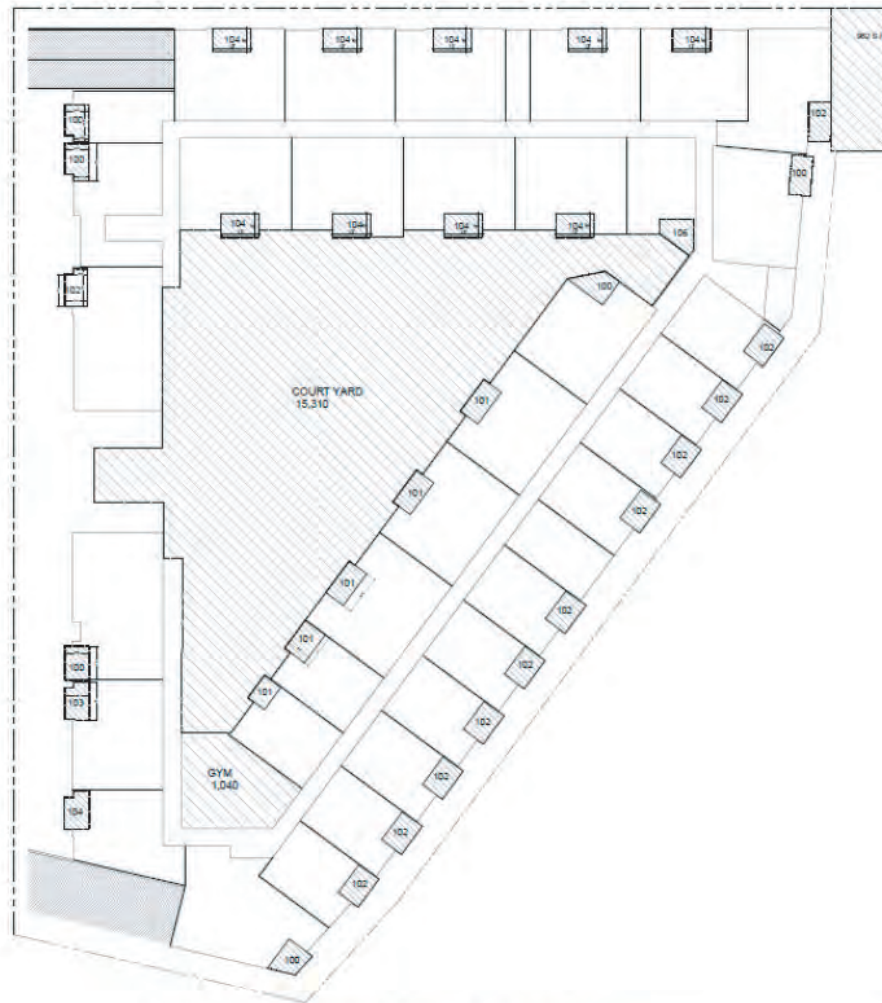


ASSUME NORTH
TRUE NORTH
ROOF PLAN
SCALE: 1/8"=1'-0"

Source: GA Engineering, Inc.

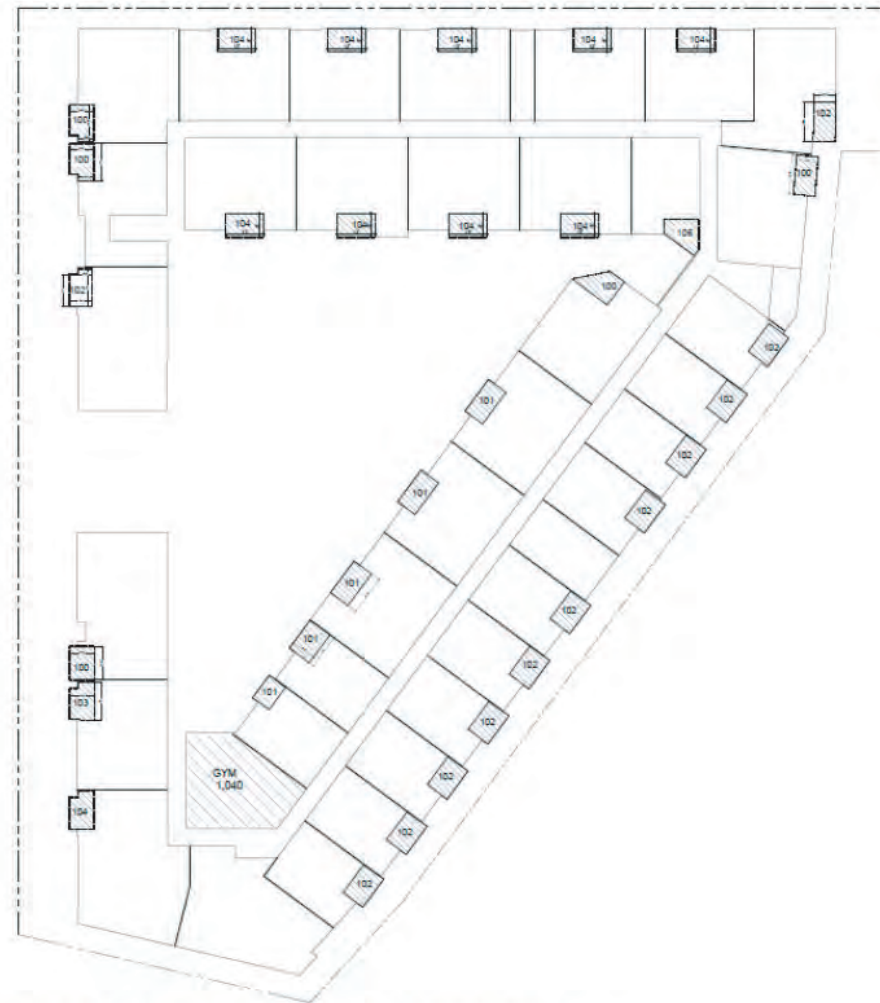


Figure 12
Roof Plan - Project A



1ST FLOOR OPEN SPACE DIAGRAM

PRIVET	PUBLIC	OPEN SPACE
BALCONY		3,568 SQ.FT
	REAR YARD	982 SQ.FT
	COURT YARD	15,310 SQ.FT
	REC ROOM	1,040 SQ.FT



2ND, 3RD & 4TH FLOOR OPEN SPACE DIAGRAM

PRIVET	PUBLIC	OPEN SPACE
2ND FLOOR BALCONY		3,669 SQ.FT
3RD FLOOR BALCONY		3,669 SQ.FT
4TH FLOOR BALCONY		3,669 SQ.FT
TOTAL		11,007 SQ.FT

Source: GA Engineering, Inc.



WEST ELEVATION



EAST ELEVATION

Source: GA Engineering, Inc.



NORTH ELEVATION



SOUTH ELEVATION

Source: GA Engineering, Inc.

Project B Description

Project B is described below and will include the following elements:⁴

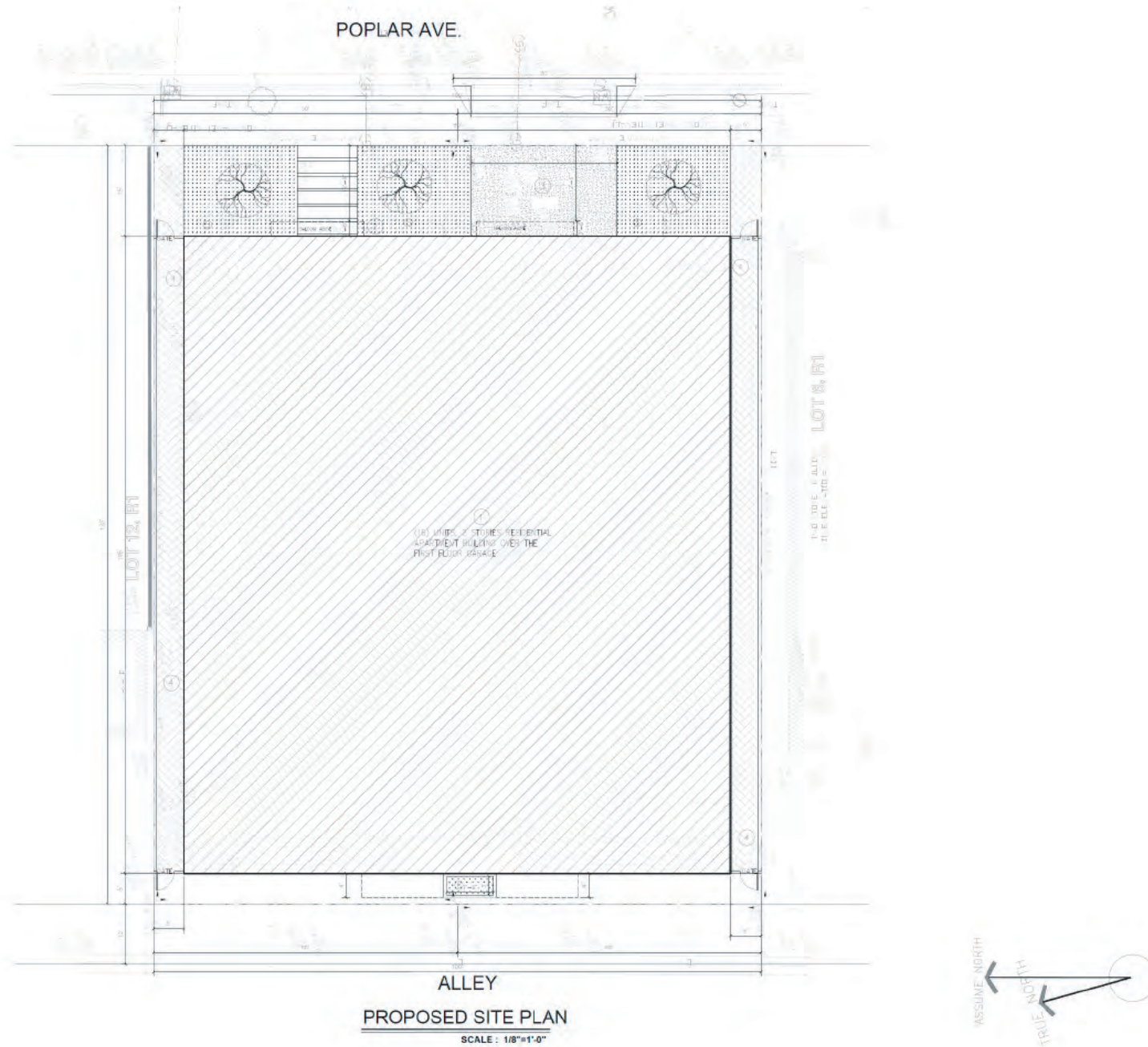
- *Building Overview – Project B.* The proposed apartment building will consist of three floors and will include 16 dwelling units (including two units affordable to lower-income households). The first floor will include a lobby, parking along with bicycle storage racks, and elevators, while the two remaining floors will contain the apartment units. The building will have a total floor area of approximately 15,970 square feet and will have a height of 34 feet and six inches. The building will have a FAR of approximately 1.28:1, a lot coverage of 73 percent, and a density of approximately 56 units per acre.
- *First Floor – Project B.* The first floor would have a floor area of approximately 7,889 square feet and would contain 20 tandem and 10 single vehicular parking spaces, totaling 30 parking spaces. In addition, the first floor would contain trash, recycling, electrical, and mechanical rooms, a bicycle parking area containing 16 long-term bike parking spaces, and a lobby and elevator to provide access to the upper residential units.
- *Second Floor – Project B.* The second floor would contain approximately 7,985 square feet of floor area and eight units ranging in size from 910 square feet to 1,260 square feet. Two units would be equipped with one bedroom and one bathroom; five units would feature two bedrooms and two bathrooms; and one unit would consist of three bedrooms and two bathrooms.
- *Third Floor – Project B.* The third floor would contain approximately 7,985 square feet of floor area and eight units ranging in size from 910 square feet to 1,260 square feet. Two units would be equipped with one bedroom and one bathroom; five units would feature two bedrooms and two bathrooms; and one unit would consist of three bedrooms and two bathrooms.
- *Access and Parking – Project B.* Access to the new apartment building would be provided by a 22-foot-wide curb-cut along the west side of Poplar Avenue. A garage door would provide controlled access to the parking area, which would contain a mix of side-by-side and tandem tuck-under parking spaces. Certain of these tuck-under spaces would have direct access to the alley that extends along

⁴ GA Engineering, Inc. 129 and 133 North Poplar Avenue, Plans dated October 11, 2021.

Project Site B's western boundary. These spaces would have user-controlled gated access to the alley. Lastly, a total of 16 bicycle spaces would be included.

- *Amenities and Open Space – Project B.* A total of 3,650 square feet of open space would be provided. Private open space would consist of 1,650 square feet of balcony space with each private balcony approximately 100-110 square feet in size. Public open space would consist of a 2,000 square feet roof deck with patio furniture. Lastly, a total of 16 storage units with 100 cubic feet per unit would be provided.
- *Architecture – Project B.* The project design would be Mediterranean modern architecture. The exterior structure would be comprised of white stucco with dark brown trim. Meanwhile, the garage doors would be colored brown, which would provide a visual contrast.
- *Code Compliance – Project B.* All applicable building and fire codes would be adhered to. All applicable Low Impact Development measures (LID) would be incorporated into the Project design.

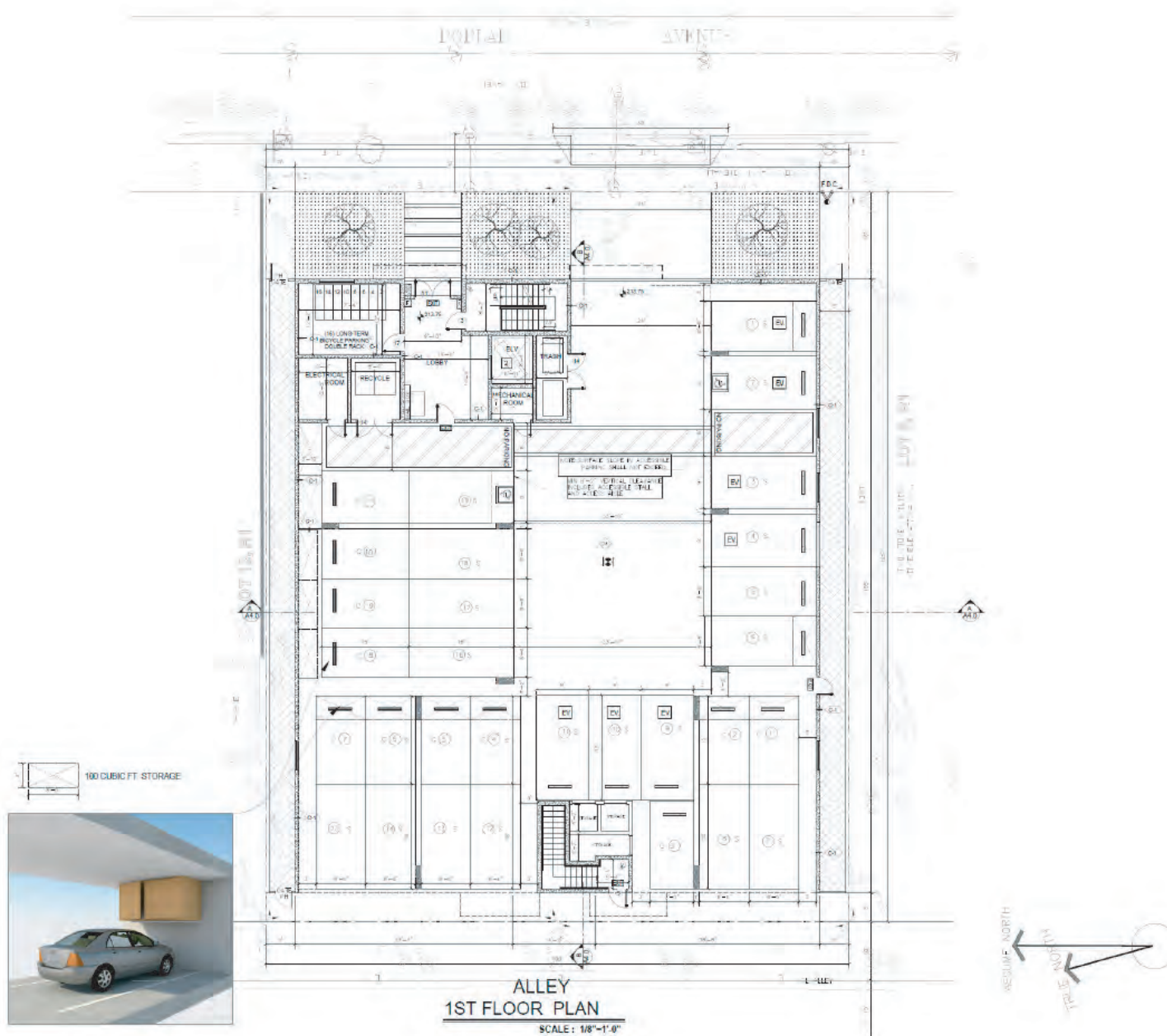
The site plan for Project B is provided in Figure 16. Floor plans are provided in Figures 17 through 19. A roof plan is shown in Figure 20, and the open space diagram is provided in Figure 21. Colored elevations are provided on Figures 22 and 23.



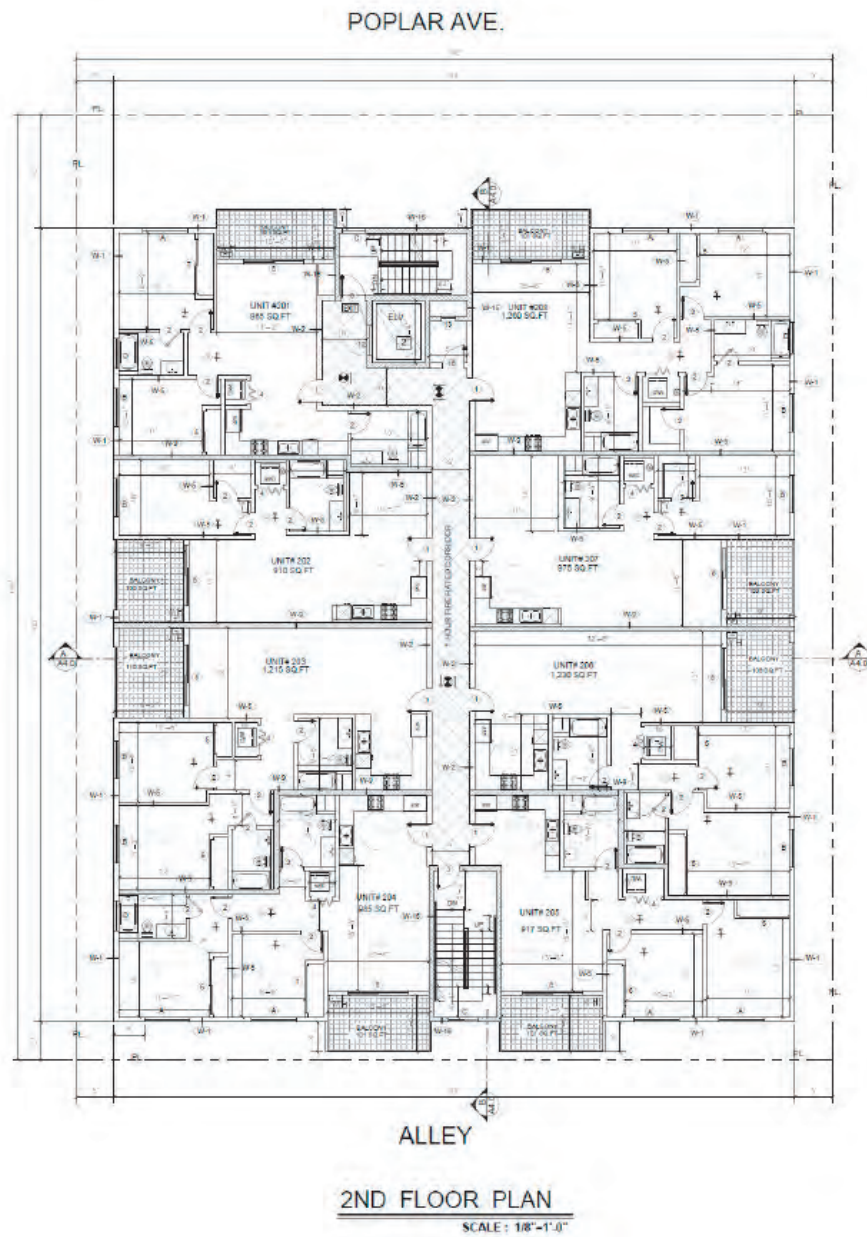
Source: GA Engineering, Inc.



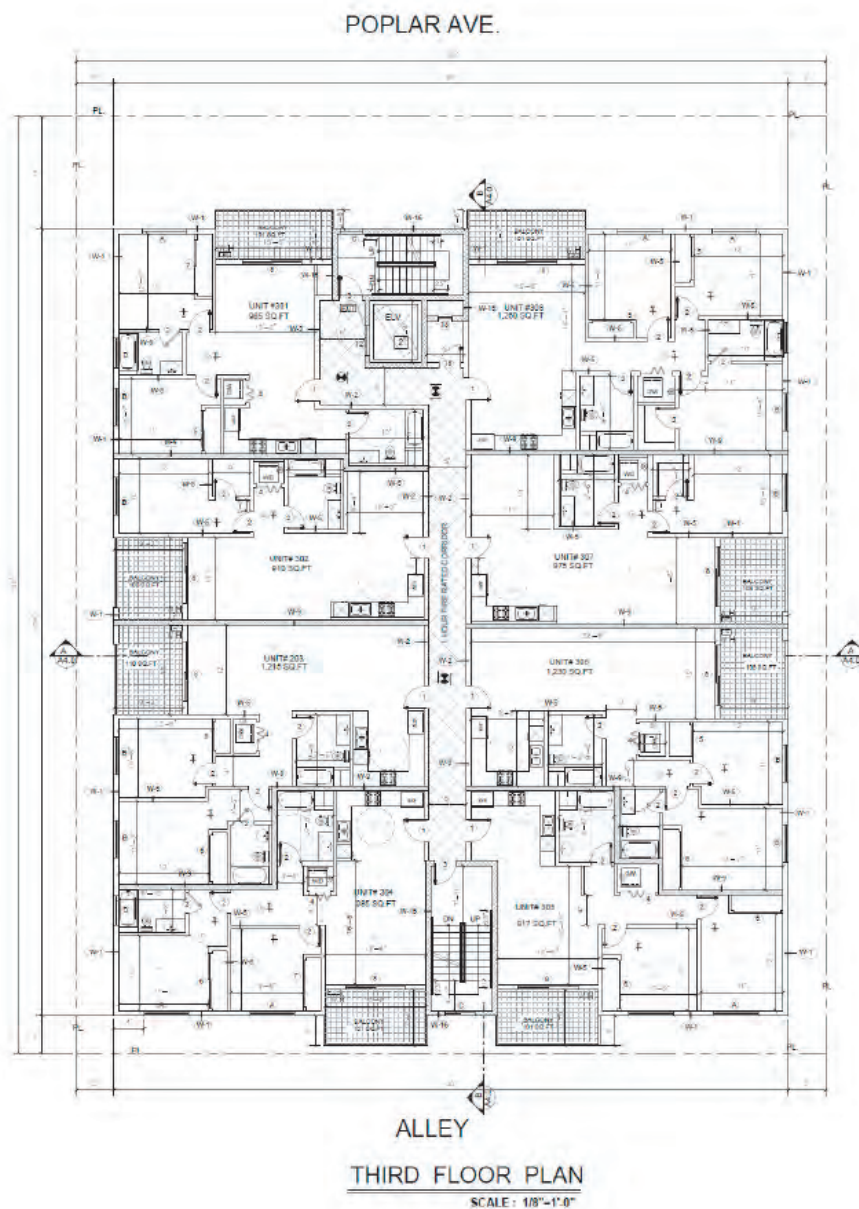
Figure 16
Site Plan - Project B



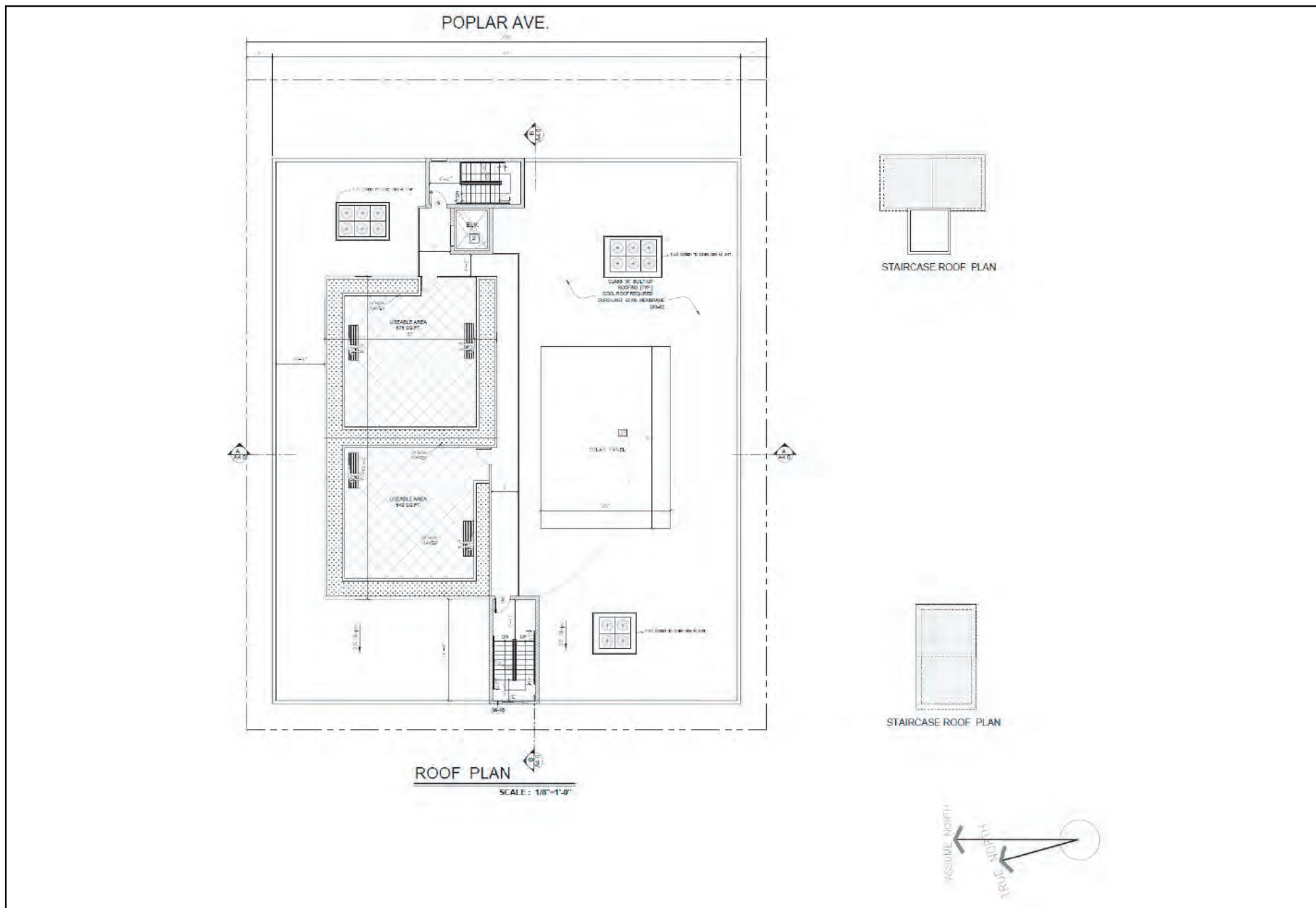
Source: GA Engineering, Inc.



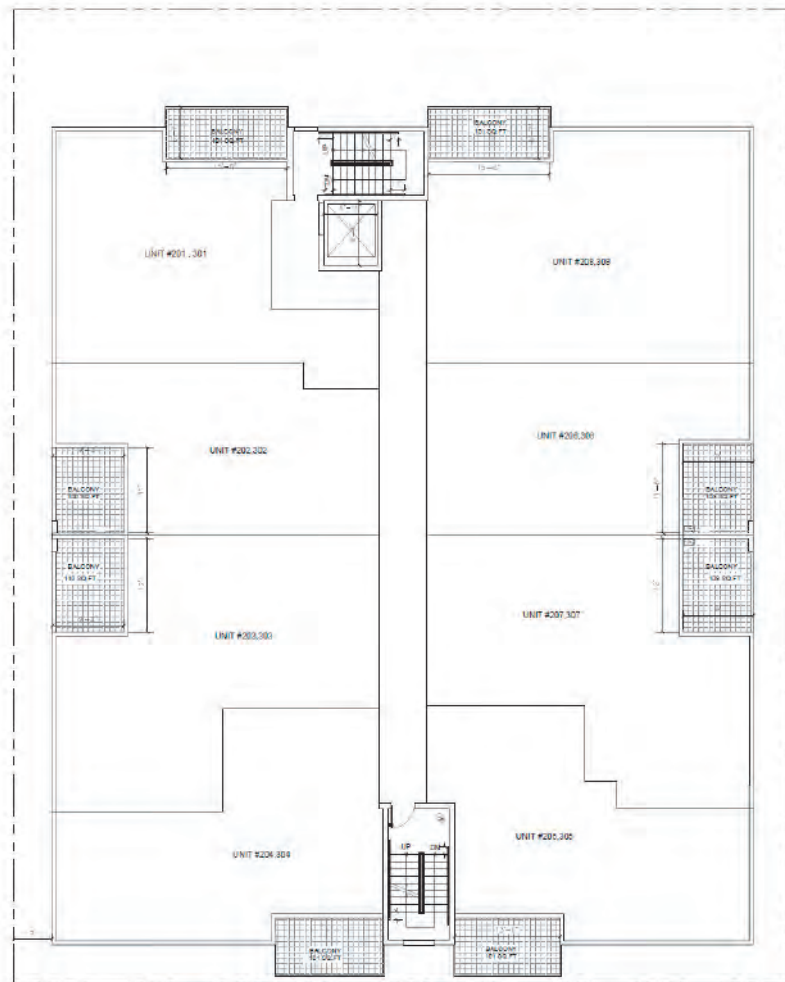
Source: GA Engineering, Inc.



Source: GA Engineering, Inc.



Source: GA Engineering, Inc.



1-ST FLOOR & 2-ND FLOOR OPEN SPACE DIAGRAM

PRIVATE OPEN SPACE :

1ST FLOOR 8 BALCONY = 825 SQ. FT

2ND FLOOR 8 BALCONY = 825 SQ. FT

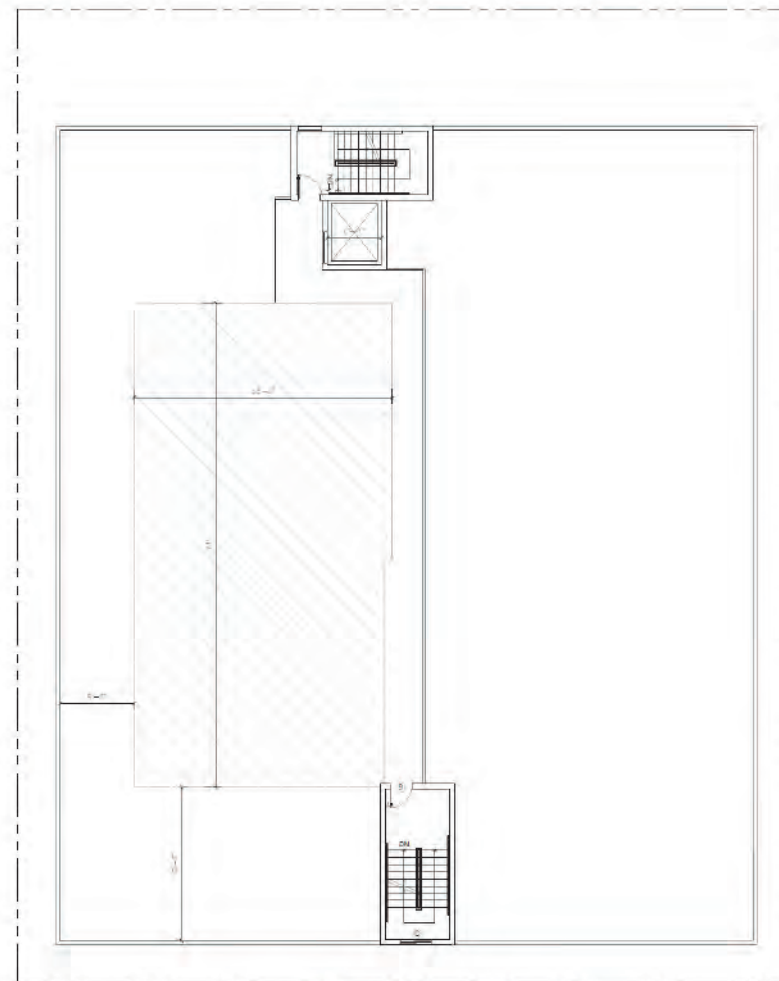
PROVIDED

TOTAL =

PRIVATE : 16 BALCONY = 1,650 SQ. FT

COMMON : ROOF DECK = 2,000 SQ. FT

3,650 SQ. FT.



ROOF OPEN SPACE DIAGRAM

COMMON OPEN SPACE :

ROOF DECK = 2,000 SQ. FT



Source: GA Engineering, Inc.



FLOOR	OPENING 3'-0" x 5'-0"	OPENING 3'-0" x 5'-0"	WINDOW 3'-0" x 5'-0"	OPENING 3'-0" x 5'-0"	OPENING 3'-0" x 5'-0"	WINDOW 3'-0" x 5'-0"	TOTAL WINDOW OPENING	RAIL AREA	ALLOWABLE OPENING
1	12.00 x 21.00	12.00 x 21.00	12.00 x 21.00	12.00 x 21.00	12.00 x 21.00	12.00 x 21.00	60.00	1,125.00	250.00
2			12.00 x 21.00	12.00 x 21.00	12.00 x 21.00	12.00 x 21.00	60.00	1,125.00	250.00
3			12.00 x 21.00	12.00 x 21.00	12.00 x 21.00	12.00 x 21.00	60.00	1,125.00	250.00

FIRE SEPARATION DISTANCE = 30 FEET
 ALLOWABLE PROTECTED OPENING = 25%
 ALLOWABLE UN-PROTECTED OPENING = 25%
 PER SECTION 704.8.

Source: GA Engineering, Inc.



NORTH ELEVATION

SCALE: 1/8"=1'-0"

FLOOR	DOOR TYPE	OPENING SIZE	OPENING SIZE	WINDOW SIZE	OPENING SIZE	WINDOW SIZE	TOTAL TRUCK OPENING	WALL AREA	ALLOWABLE OPENING
1	4' x 10' FT	17' 0" x 30' FT	20' 0" x 30' FT	30' 0" x 10' FT	36' 0" x 10' FT	8' 0" x 10' FT	100 FT	1,150	208.5
2		17' 0" x 30' FT	20' 0" x 30' FT	30' 0" x 10' FT	36' 0" x 10' FT	8' 0" x 10' FT	100 FT	1,150	208.5
3				30' 0" x 10' FT	36' 0" x 10' FT	8' 0" x 10' FT	100 FT	1,150	208.5

FIRE SEPARATION DISTANCE = 8' FEET
 ALLOWABLE PROTECTED OPENING = 25%
 ALLOWABLE UN-PROTECTED OPENING = 25%
 PER SECTION 708.5.



WEST ELEVATION (ALLEY)

SCALE: 1/8"=1'-0"

Source: GA Engineering, Inc.

1.5 Anticipated Construction Schedule

Project A

Project A's construction is anticipated to last for approximately 21 months and would include the demolition of the existing buildings, grading and excavation including the export of approximately 26,750 cubic yards of earth materials, shoring, building construction, and application of architectural coatings and installation of landscaping.

Project B

Project B's construction is anticipated to last for approximately 12 months and would include the demolition of the existing buildings, trenching and foundation work, building construction, and application of architectural coatings and installation of landscaping.

1.6 Discretionary Actions

The Proposed Project would require the approval of a Planned Development with Density Overlay and Height Overlay; a Site Plan Review; a Parking Management Plan; a Development Agreement; and other discretionary and ministerial permits and approvals that may be deemed necessary, including but not limited to temporary street closure permits, grading permits, excavation permits, foundation permits, and building permits.

2.0 Sustainable Communities Strategy Criteria

The State of California adopted Senate Bill (SB) 375, The Sustainable Communities and Climate Protection Act of 2008, which outlines growth strategies that better integrate regional land use and transportation planning and that help meet the State of California's greenhouse gas reduction mandates. SB 375 requires the State's 18 metropolitan planning organizations to incorporate a "sustainable communities strategy" (SCS) into the regional transportation plans to achieve their respective region's greenhouse gas emission reduction targets set by California Air Resources Board (CARB). The Southern California Association of Governments (SCAG) is the metropolitan planning organization that has jurisdiction over the Project Sites.

On September 3, 2020, SCAG's Regional Council adopted the 2020-2045 Regional Transportation Plan/ Sustainable Communities Strategy (2020-2045 RTP/SCS), a plan that the Regional Council now calls Connect SoCal.⁵ For the SCAG region, the CARB has set greenhouse gas reduction targets at 8 percent below 2005 per capita emissions level by 2020 and 19 percent below 2005 per capita emissions levels by 2035. The Connect SoCal plan outlines strategies to meet the targets set by CARB.⁶ Executive Order G-20-239, approved October 30, 2020, officially determined that the Connect SoCal plan would achieve CARB's identified GHG emission reduction targets.

In addition to requiring the preparation of SCS plans, SB 375 also created several streamlining pathways under the California Environmental Quality Act (CEQA) for qualifying residential and mixed-use projects that are adjacent to transit, deemed consistent with the applicable SCS, and meet various other statutory criteria. One such streamlining option is set forth at California Public Resources Code (PRC) Section 21155.1, which provides that a project may be statutorily exempt from CEQA if a hearing is held by the City Council and the City Council finds, based on the whole of the administrative record, that the project qualifies as a "transit priority project" (TPP) as defined by PRC Section 21155(b), and further meets all of the criteria set forth in PRC Section 21155.1 (a) and (b) and one of the criteria of subdivision (c). This exemption is referred to herein as a Sustainable Communities Project Exemption (SCPE). As set forth below, the Proposed Project meets all of the required criteria to qualify for a SCPE.

⁵ The RTP/SCS is now referred to as Connect SoCal by the SCAG Regional Council. The 2020-2045 RTP/SCS and the Connect SoCal plan are used interchangeably herein and refer to the same document.

⁶ Southern California Association of Governments, Connect SoCal, 2020-2045 Regional Transportation Plan / Sustainable Communities Strategy, Chapter 1: About the Plan, September 3, 2020.

2.1 Sustainable Communities Strategy – Public Resources Code (PRC) § 21155

PRC § 21155(a). Consistency with the general use designation, density, building intensity, and applicable policies specified for the project area in a sustainable communities strategy.

Consistent. The 2020-2045 RTP/SCS includes strategies for accommodating forecasted population, household and employment growth in the SCAG region by 2045, as well as a transportation investment strategy for the region. These land use strategies are directly tied to supporting related GHG emissions reductions through increasing transportation choices with a reduced dependence on automobiles; an increase growth within walkable, mixed-use communities, and High-Quality Transit Areas (HQTAs);⁷ and by encouraging growth near destinations and mobility options, promoting diverse housing choices, leveraging technology innovations, supporting implementation of sustainability policies, and promoting a green region.

As a Land Use Tool, the 2020-2045 RTP/SCS identifies Priority Growth Areas (PGAs) throughout the SCAG region where 2020-2045 RTP/SCS strategies can be fully realized. These PGAs include Job Centers, Transit Priority Areas (TPAs), HQTAs, Neighborhood Mobility Areas (NMAs), Livable Corridors, and Spheres of Influence. These PGAs account for only 4 percent of region's total land area, but implementation of SCAG's growth strategies will help these areas accommodate an estimated 64 percent of forecasted household growth and 74 percent of forecasted employment growth between 2016 and 2045. This more compact form of regional development, if fully realized, can reduce travel distances, increase mobility options, improve access to workplaces, and conserve the region's resource areas.

- Job Centers: Areas with significantly denser employment than their surroundings. The 2020-2045 RTP/SCS prioritizes employment growth and residential growth in existing Job Centers in order to leverage existing density and infrastructure. When growth is concentrated in Job Centers, the length of vehicle trips for residents can be reduced.
- TPAs: Areas within one-half mile of a major transit stop that is existing or planned. According to the 2020-2045 RTP/SCS, focusing regional growth in areas with planned or existing transit stops is key to achieving equity, economic, and

⁷ As defined by SCAG, an HQTa is a walkable transit village or corridor, consistent with the adopted RTP/SCS, and is within one half-mile of a well- serviced transit stop or a transit corridor with 15-minute or less service frequency during peak commute hours. (SCAG, 2020-2045 RTP/SCS, Sustainable Communities Strategy Technical Report, p. 17.)

environmental goals. Infill within TPAs can reinforce the assets of existing communities, efficiently leveraging existing infrastructure and potentially lessening impacts on natural and working lands. Growth within TPAs supports strategies outlined in the 2020-2045 RTP/SCS for preserving natural lands and farmlands and alleviates development pressure in sensitive resource areas by promoting compact, focused infill development in established communities with access to high-quality transportation.

- HQTAs: Areas within one-half mile from major transit stops and high-quality transit corridors (HQTCs).⁸ New developments should be context-sensitive, responding to the existing physical conditions of the surrounding area. Sensitively designed transit-oriented developments (TODs) can preserve existing development patterns and neighborhood character while providing a balance of housing choices.
- NMAs: Areas that focus on creating, improving, restoring, and enhancing safe and convenient connections to schools, shopping, services, places of worship, parks, greenways and other destinations. NMAs have robust residential to non-residential land use connections, high roadway intersection densities and low-to-moderate traffic speeds. NMAs can encourage safer, multimodal, short trips in existing and planned neighborhoods and reduce reliance on single occupancy vehicles. NMAs support the principles of center focused placemaking. Fundamental to neighborhood scale mobility in urban, suburban, and rural settings is encouraging “walkability,” active transportation and short, shared vehicular trips on a connected network through increased density, mixed land uses, neighborhood design, enhanced destination accessibility and reduced distance to transit. Targeting future growth in these areas has inherent benefits to Southern California residents – providing access to “walkable” and destination-rich neighborhoods to more people in the future.
- Livable Corridors: Livable Corridor land-use strategies include development of mixed-use retail centers at key nodes along corridors, increasing neighborhood-oriented retail at more intersections, applying a “Complete Streets” approach to roadway improvements, and zoning that allows for the replacement of underperforming auto- oriented strip retail between nodes with higher density residential and employment. Livable Corridors also encourage increased density

⁸ Pursuant to PRC Section 21155(b), an HQTC is defined as a corridor with fixed route bus service containing service intervals no longer than 15 minutes during peak commute hours. SCAG’s methodology for identifying HQTCs is set forth in the 2020-2045 RTP/SCS and discussed further below herein.

at nodes along key corridors, and redevelopment of single-story, under-performing retail with well-designed, higher density housing and employment centers.

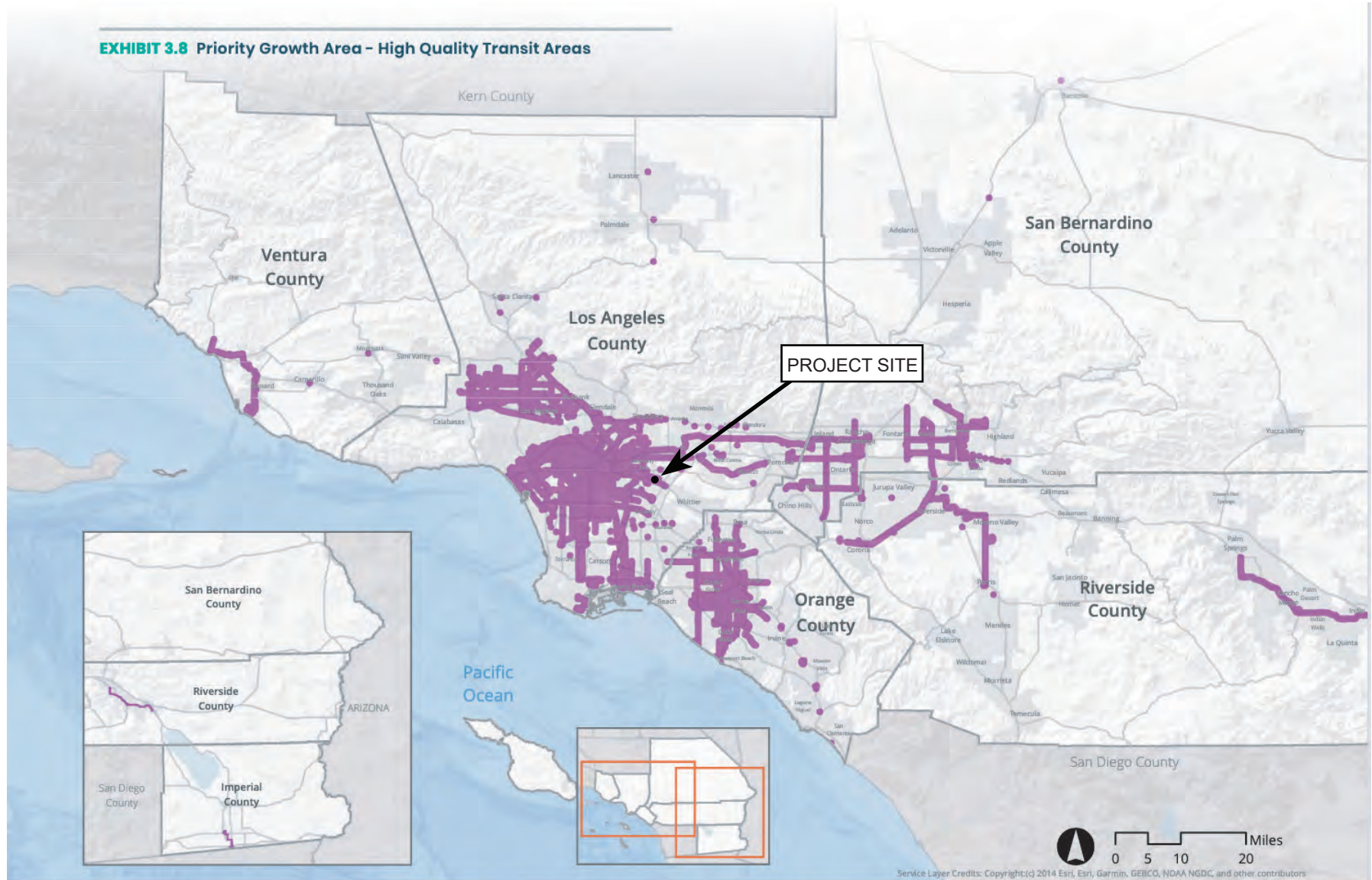
The 2020-2045 RTP/SCS identifies these PGAs and associated designations as shown on Figures 24 through 28, below. As shown on these figures, the Project Site is located within a PGA, a HQTAs, and an NMA, is immediately adjacent to a Job Center to the west, and is located adjacent to an HQTC (Whittier Boulevard).

The Proposed Project is consistent with the general use designation, density, and building intensity set forth in the 2020-2045 RTP/SCS for each of these PGAs in that the Proposed Project includes development of new multi-family and mixed-income housing on an infill site near transit and sources of employment, shopping, and entertainment, leveraging existing density and infrastructure and reducing the length of vehicle trips for residents.

Consistent with the land use policies for HQTAs, the Proposed Project constitutes compact, focused infill development in an established community with access to high-quality transportation. Given the urban nature of the Project area, Proposed Project residents would be able to walk and bike home and to work and to shop. In addition, the Project Sites are located near transit opportunities provided by Montebello Bus lines 10 and 40 along Whittier Boulevard (approximately 230 feet southwest of the Project Sites) and along Beverly Boulevard (approximately 0.4 mile to the north of the Project Sites), respectively. Due to the fact that the Montebello Bus 10 route provides service intervals of less than 15 minutes during peak commute hours, as discussed in more detail below and shown in Figure 28, Whittier Boulevard is identified as an HQTC by the 2020-2045 SCAG RTP/SCS. Access to these nearby transit options would further reduce dependence on automobile travel by the residents of the Proposed Project, reducing the need to own an automobile and pay for parking.

Further consistent with the land use policies for HQTAs, the Proposed Project would be context-sensitive and respond to the existing physical conditions of the surrounding area. The Proposed Project would preserve existing development patterns and neighborhood character by developing new residential uses on an infill site with existing adjacent single-family and multifamily residential uses along Poplar Avenue, while providing new and diversified housing options for residents.

EXHIBIT 3.8 Priority Growth Area - High Quality Transit Areas



High Quality Transit Areas (2045)

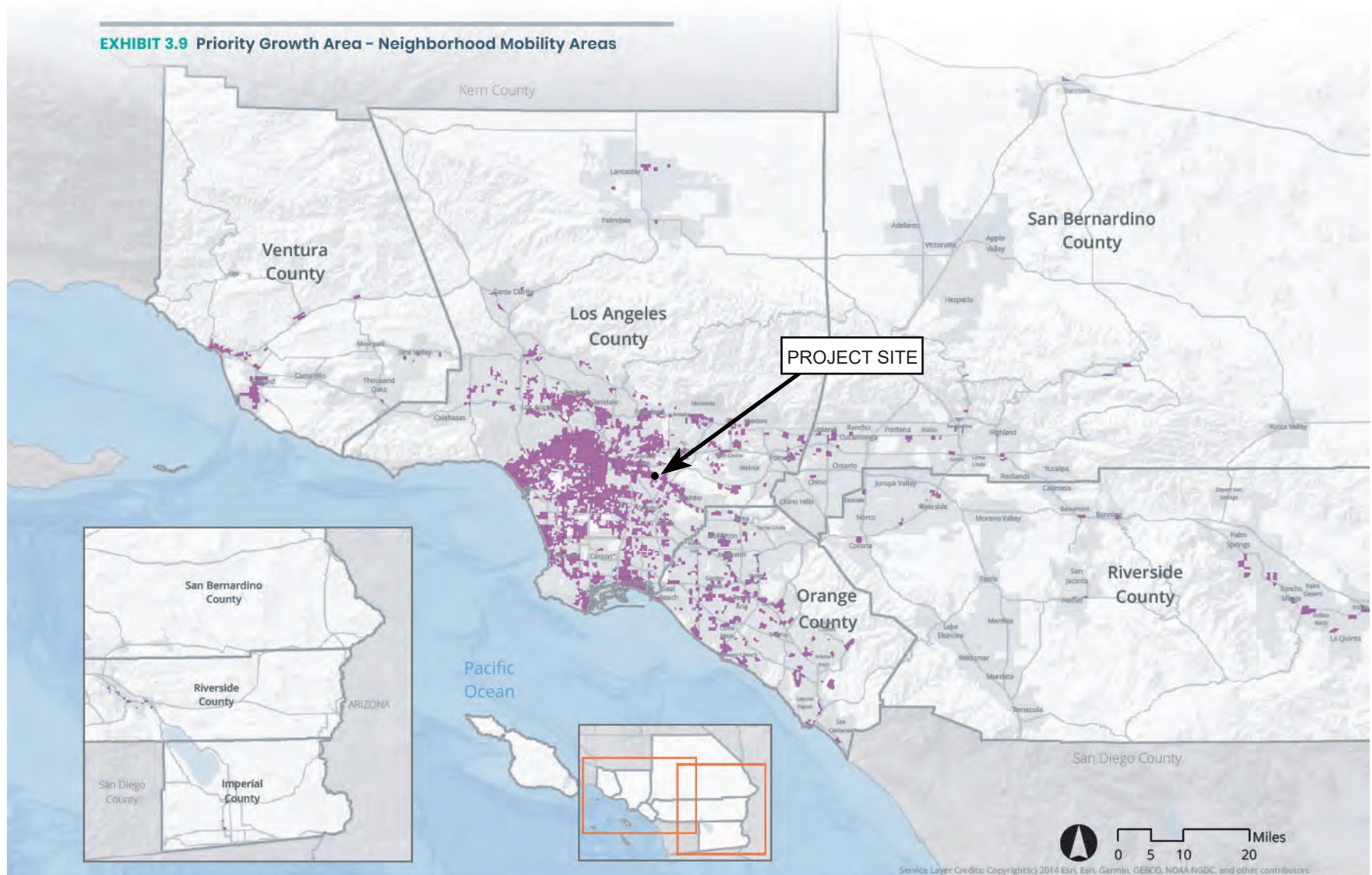
■ HQTAs

Source: County Transportation Commissions, SCAG, 2019

Note: SCAG's High Quality Transit Area (HQTAs) is within one-half mile from major transit stops and high quality transit corridors (HQTAs). SCAG identifies major transit stops and HQTAs using the methodology described in the Transit Technical Report. Major transit stops and HQTAs are extracted from 2045 plan year data of Connect SoCal.

Source: SCAG Connect SoCal, September 3, 2020.

EXHIBIT 3.9 Priority Growth Area - Neighborhood Mobility Areas



Neighborhood Mobility Areas (NMA)

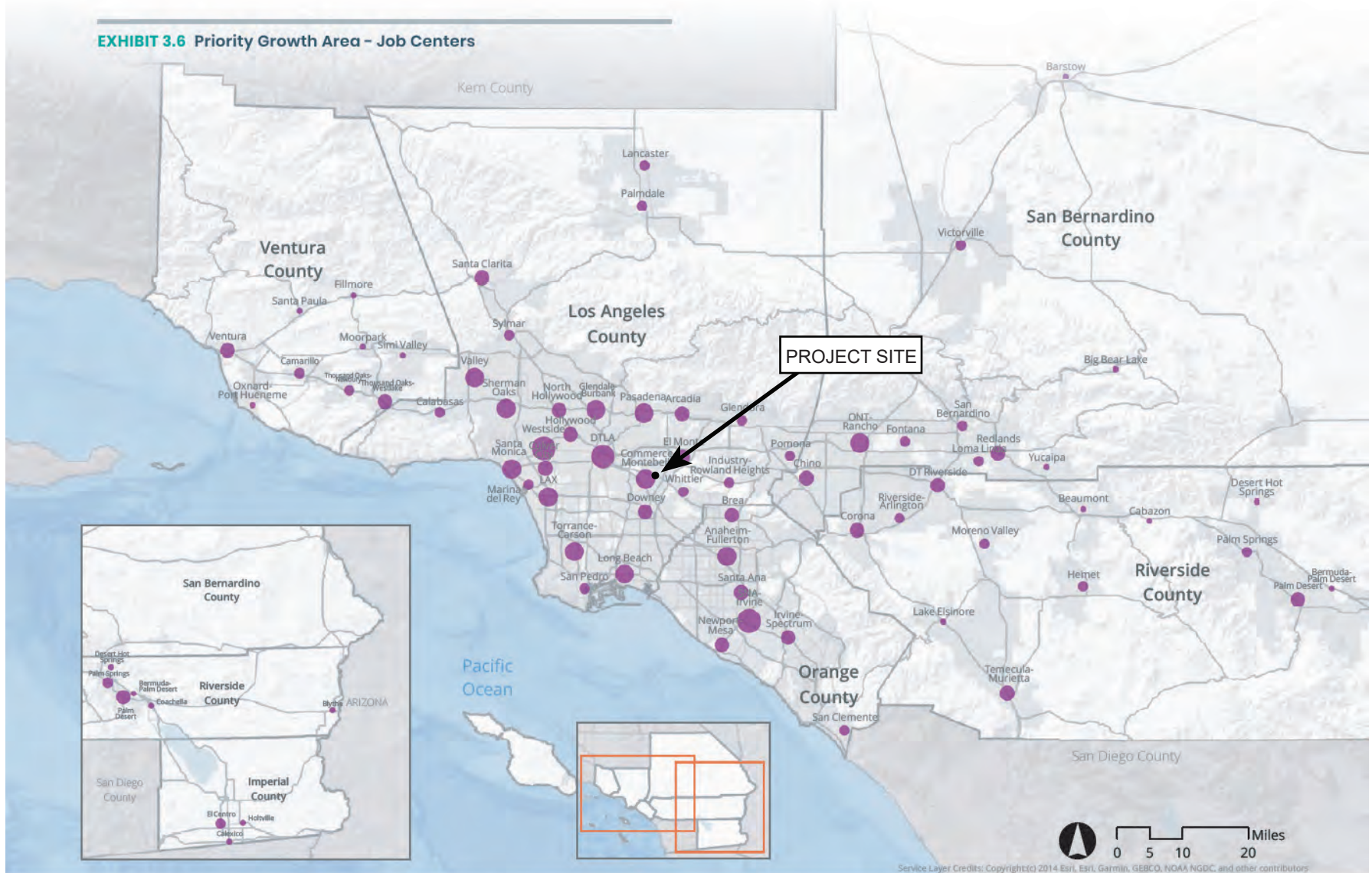
■ NMA

Source: SCAG, 2019

Note: Neighborhood Mobility Areas (NMA) were identified by analyzing and assigning z-scores four measures at the Tier 2 TAZ level, and subsequently summing the z-scores. TAZs that scored at the 80th percentile or higher for the composite score were considered NMAs.

Source: SCAG Connect SoCal, September 3, 2020.

EXHIBIT 3.6 Priority Growth Area - Job Centers



SCAG Region Proposed 2020 RTP/SCS Job Centers (Total Employment)

- Less than 10,001 (17)
- 10,001 - 25,000 (22)
- 25,001 - 50,000 (19)
- 50,001 - 150,000 (11)
- More than 150,000 (3)

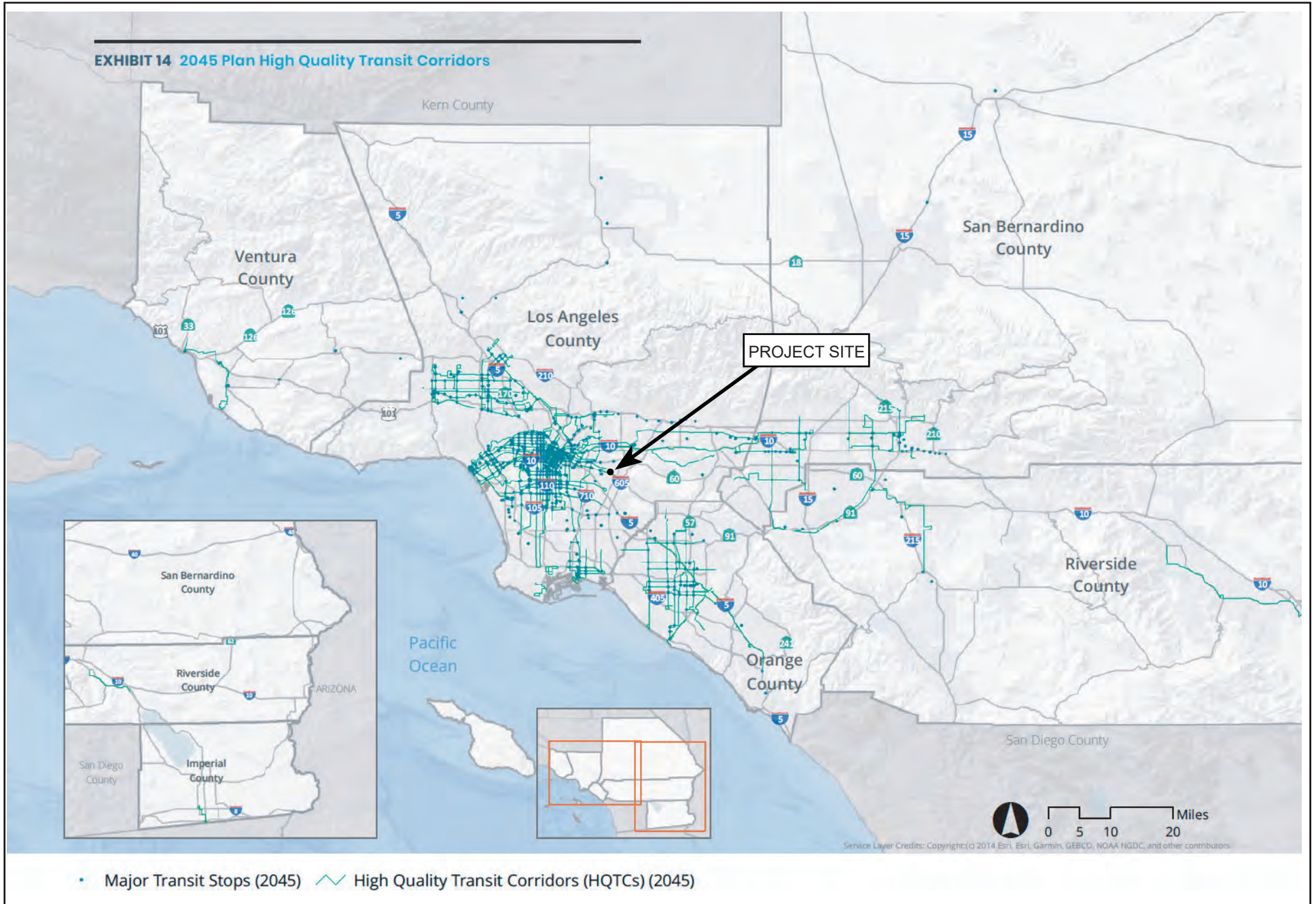
Source: SCAG, 2019

Notes:

- (1) Centers are areas with denser employment than their surroundings.
- (2) Dots represent the total employment in each center, not center boundaries.
- (3) Names are intended to be illustrative and may not reflect all the jurisdictions in which a center fully lies.

Source: SCAG Connect SoCal, September 3, 2020.

EXHIBIT 14 2045 Plan High Quality Transit Corridors



Source: SCAG Connect SoCal, Transit Technical Report, September 3, 2020.

Consistent with the 2020-2045 RTP/SCS's general use designation, density, and building intensity for NMAs, the Proposed Project would develop new multi-family residential housing in a destination-rich area with robust residential to non-residential land use connections and high roadway intersection densities. The Proposed Project would also encourage "walkability" by locating a housing development near existing retail, transit, and employment. Also, the Proposed Project would include 170 bicycle parking stalls, which would encourage bicycling as a form of transportation and exercise.

This type of transit- and neighborhood-oriented housing development helps to reduce dependence on automobile travel and to reduce associated mobile-source GHG emissions. Thus, the Proposed Project is consistent with SCAG's land use strategies related to reducing GHG emissions by encouraging growth near destinations and mobility options. As such, the Proposed Project would be consistent with the land use, density, and intensity of development specified in the 2020-2045 RTP/SCS for projects within PGAs, including those projects within or adjacent to HQTAs, Job Centers, HQTCS, and NMAs.

In addition, the population growth anticipated for the Proposed Project's is consistent with the growth forecasted by the 2020-2045 RTP/SCS.

Based on the regional growth projections in Connect SoCal, the City of Montebello had an estimated permanent population of approximately 63,900 persons and approximately 19,100 residences in 2016. By the year 2045, SCAG forecasts that the City of Montebello will increase to 67,800 persons (or a 6% increase since the year 2016) and approximately 21,100 residences (or a 10% increase since the year 2016). SCAG's population and housing projections for the City of Montebello, Los Angeles County, and the SCAG region as a whole for 2016 and 2045 are further summarized in Table 2, below.

The Proposed Project is an infill development project within the City of Montebello. With respect to regional growth forecasts, SCAG forecasts the City of Montebello Subregion will experience a population increase to 67,800 persons by 2045. As shown in Table 2, above, SCAG population and housing projections from 2016 through 2045 envisions a population growth of 3,900 additional persons (an approximate 6% growth rate) in the City of Montebello and 3,672,000 additional persons (an approximate 19% growth rate) in the entire SCAG Region. The number of households within the City of Montebello is anticipated to increase by 2,000 households, or approximately 10% between 2016 and 2045. The number of households within the SCAG Region is anticipated to increase by 1,621,000 households, or approximately 27% between 2016 and 2045. The number of employment opportunities is anticipated to increase by 2,000 jobs (approximately 7%) in the City of Montebello between 2016 and 2045, and the SCAG Region is anticipated to increase by 1,660,000 jobs (approximately 20%) between 2016 and 2045.

Table 2
SCAG Population and Housing Projections for the
City of Montebello, Los Angeles County, and the SCAG Region

Population			
Region	2016	2045	%Growth (2016-2045)
Montebello City	63,900	67,800	6%
Los Angeles County	10,110,000	11,674,000	15%
SCAG Region	18,832,000	22,504,000	19%
Households			
Region	2016	2045	%Growth (2016-2045)
Montebello City	19,100	21,100	10%
Los Angeles County	3,319,000	4,119,000	24%
SCAG Region	6,012,000	7,633,000	27%
Employment			
Region	2016	2045	%Growth (2016-2045)
Montebello City	29,300	31,300	7%
Los Angeles County	4,743,000	5,382,000	13%
SCAG Region	8,389,000	10,049,000	20%
Source: SCAG, <i>Connect SoCal, Demographics and Growth Forecast Appendix, Table 13 – County Forecast of Population, Households, and Employment and Table 14 – Jurisdiction-Level Growth Forecast, adopted September 3, 2020.</i>			

The Proposed Project's potential growth is anticipated to be 515 persons, which is based on the ratio of 3.3 persons per household identified by the United States Census Bureau.⁹ The number of residents that would be added is well within SCAG's growth forecast of 3,900 residents for the City of Montebello. In addition, as described above, the Proposed Project is in conformance with SCAG's regional sustainable development policies that promote infill development. Furthermore, the Proposed Project is consistent with the applicable goals and policies in the 2020-2045 RTP/SCS, as outlined in Section 3.0 of this SCPE, below. As such, the Proposed Project is consistent with this criterion.

PRC § 21155(b). To be considered a Transit Priority Project (TPP) as defined by PRC §21155(b), the project must meet all of the following criteria. A TPP shall:

- 1) Contain at least 50 percent residential use, based on total building square footage and, if the project contains between 26 percent and 50 percent nonresidential uses, a floor area ratio of not less than 0.75;**

⁹ United States Census Bureau. QuickFacts – Montebello city, California (as of July 1, 2021). <https://www.census.gov/quickfacts/montebellocitycalifornia>.

Consistent. The Proposed Project includes the development of two multi-family residential developments with a total of 156 residential dwelling units, which would comprise of 100 percent of the total proposed floor area. Therefore, as 100 percent of the Project consists of residential uses, the Proposed Project meets the criteria in PRC Section 21155(b).

2) Provide a minimum net density of at least 20 units per acre;

Consistent. Project A would include 140 residential dwelling units on the 73,807 square foot (1.69 acre) Project Site A. Project A's average residential density is 83 units per acre. Project B would include 16 residential dwelling units on the 12,500 square foot (0.28 acre) Project Site B. Project B's average residential density is 56 units per acre. Collectively, the Proposed Project represents an overall density of approximately 78 units per acre. Therefore, as the Proposed Project's net density exceeds 20 units per acre, the Proposed Project would be consistent with this criterion.

(3) Be within one-half mile of a major transit stop or high-quality transit corridor included in a regional transportation plan. A major transit stop is as defined in Section 21064.3, except that, for purposes of this section, it also includes major transit stops that are included in the applicable regional transportation plan. For purposes of this section, a high-quality transit corridor means a corridor with fixed route bus service with service with service intervals no longer than 15 minutes during peak commute hours. A project shall be considered to be within one-half mile of a major transit stop or high-quality transit corridor if all parcels within the project have no more than 25 percent of their area further than one-half mile from the stop or corridor and if not more than 10 percent of the residential units or 100 units, whichever is less, in the project are farther than one-half mile from the stop or corridor.

Consistent. The Project Sites are located within a half-mile of an HQTTC located along Whittier Boulevard, approximately 230 feet (direct distance) or 0.2 mile (walking distance) southwest of the Project Sites. Whittier Boulevard is identified as an HQTTC by the 2020-2045 RTP/SCS (as shown in Figure 28, above) due to the fact that the Montebello Bus 10 line runs at a frequency of less than 15 minutes during the morning and afternoon peak commute periods (6-9am and 3-7pm, respectively). Additionally, as noted previously, the Project Sites are located within an HQTTC as defined by SCAG (see Figure 25, above), which includes those areas within one-half mile of a major transit stop or an HQTTC. Therefore, the Proposed Project is located within ½-mile of a high-quality transit corridor and is consistent with this criterion.

PRC § 21155.1(a). The transit priority project complies with all of the following environmental criteria:

- (1) The transit priority project and other projects approved prior to the approval of the transit priority project but not yet built can be adequately served by existing utilities, and the transit priority project applicant has paid, or has committed to pay, all applicable in-lieu or development fees.**

Consistent. The Project Sites are located within an urbanized area in the City of Montebello and are adequately serviced by the Montebello Land and Water Company (water), Southern California Edison (electricity), the Street Division of the City's Public Works Department (sewer and stormwater), the Southern California Gas Company (natural gas), and the service areas of existing telecommunications providers (e.g., cable and internet). The Project Sites are currently developed with existing residential units that are currently served by existing utility infrastructure. Thus, development of the Proposed Project would not require the extension of utilities or roads to accommodate the proposed developments.

Water

As noted above, water service is provided to the Project Sites by the Montebello Land and Water Company (MLWC). According to the MLWC's 2020 Urban Water Management Plan, the Company will have an adequate supply of water to meet the projected demand under a normal year scenario, a single dry-year scenario, and a multiple dry year scenario for years 2025 through 2045, taking into consideration population growth projections provided by SCAG and the proportion of the City's population served by MLWC.¹⁰ As noted above, the Proposed Project's increase in residential population is well within SCAG's forecasted population growth for the region; therefore, the Proposed Project can be adequately supplied by water. In addition, pursuant to standard City code and MLWC requirements, the Proposed Project will pay all applicable development and connection fees and be required to install any necessary infrastructure improvements to ensure adequate water service to the Project Sites. Thus, the Project Sites can be adequately served by existing water utilities.

Wastewater

As noted above, the Project Sites are served by City-owned sewer lines, which convey wastewater into the Los Coyotes Water Reclamation Plant (WRP) operated by the Los Angeles County Sanitation Districts (LACSD). The WRP provides primary, secondary,

¹⁰ Montebello Land and Water Company, 2020 Urban Water Management Plan, Sections 3-6 and 7.

and tertiary treatment for 37.5 million gallons of wastewater per day and serves a population of approximately 370,000 people.¹¹ The Proposed Project's net increase in wastewater generated from the Project Sites would represent an infinitesimal proportion of the WRP's available capacity, and in conformance with existing City and LACSD regulations, the Proposed Project will pay all applicable development and connection fees and be required to install any necessary infrastructure improvements to ensure adequate wastewater service to the Project Sites. Thus, the Project Sites can be adequately served by existing wastewater utilities.

Electricity

The Southern California Edison currently provides electricity to the City of Montebello and the Project Sites.¹² Southern California Edison has prepared forecasts of regional demand for these utilities and their ability to meet future demands, which are incorporated into Southern California Edison's plans and strategies for meeting future needs. These plans are updated periodically to identify emerging shortfalls in service capacity not previously anticipated and develop strategies to accommodate any shortfalls. The plans also address expected growth, which anticipates projected development within the service areas. Furthermore, implementation of code compliance measures would ensure the Proposed Project meets the minimum California Title 24 and Los Angeles County Green Building Standards Code (CGBSC) energy efficiency requirements and further reduce demand for electricity, including peak power demands. More specifically, Project A and Project B would include energy efficient measures to result in 15.8% and 15.2% more energy efficient savings, respectively, than existing Title 24 (2019), Part 6 standards (see Appendix D of this SCPE). Therefore, the Proposed Project would be adequately served by existing electricity utilities.

Natural Gas

The Southern California Gas Company (SoCalGas), a subsidiary of Sempra Energy (the nation's largest natural gas supplier), provides natural gas to the City of Montebello through existing gas mains located under the streets. Gas supply available to SoCalGas from California sources averaged 87 million cubic feet (cf)/day in 2020. SoCalGas projects total natural gas demand to decrease at an annual rate of 1 percent per year from 2020 to 2035. The decline in throughput demand is due to modest economic growth, CPUC-mandated energy efficiency standards and programs and SB 350. Other factors that contribute to the downward trend are tighter standards created by revised Title 24

¹¹ Los Coyotes Water Reclamation Plant information, available at: <https://www.lacsd.org/services/wastewater-sewage/facilities/los-coyotes-water-reclamation-plant>.

¹² See Appendix E, Southern California Edison Service Area Fact Sheet.

Codes and Standards, renewable electricity goals, a decline in commercial and industrial demand, and conservation savings linked to Advanced Metering Infrastructure (AMI). Thus, with the natural gas consumption becoming more efficient and decreasing, the SoCalGas' projection for natural gas also decreases.¹³ Thus, it is anticipated SoCalGas would be able to accommodate the Proposed Project's natural gas demands, and operation of the Proposed Project would represent a very small fraction of the SoCalGas' existing natural gas storage capacity. Therefore, the Proposed Project can be adequately served by existing natural gas.

Stormwater

Existing stormwater is directed into existing stormwater inlets along the local streets surrounding the Project Site. The Proposed Project shall comply with National Pollution Discharge Elimination System (NPDES) requirements, the Low Impact Development (LID) regulations and implement Best Management Practices (BMPs) during the construction and operation of the Proposed Project. The appropriate design and application of BMPs devices and facilities shall be determined by the Street Division of the City's Public Works Department. Thus, development of the Proposed Project would not create or contribute to runoff water that would exceed the capacity of existing or planned stormwater drainage systems. Therefore, the existing stormwater drainage facilities would adequately serve the Proposed Project.

Telecommunications

The Project Sites and surrounding residential neighborhoods are currently served by existing telecommunications services that exist within the immediate Project Site vicinity. Telecommunication services would continue to be provided to the Project Sites based on demand. Construction and operation of the Proposed Project would not necessitate the construction of off-site telecommunication facilities that would have the potential to cause significant environmental impacts. As such, the Project Sites would be adequately served by telecommunication facilities.

As determined above, the Proposed Project would be consistent with this criterion.

- (2) (A) The site of the transit priority project does not contain wetlands or riparian areas and does not have significant value as a wildlife habitat, and the transit priority project does not harm any species protected by**

¹³ California Gas and Electric Utilities, 2021 Supplemental California Gas Report, website: https://www.socalgas.com/sites/default/files/2021_California_Gas_Report_Supplement.pdf.

the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 at seq.), the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code), or the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), and the project does not cause the destruction or removal of any species protected by a local ordinance in effect at the time the application for the project was deemed complete.

(B) For the purposes of this paragraph, “wetlands” has the same meaning as in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).

(C) For the purposes of this paragraph:

(i) “Riparian areas” means those areas transitional between terrestrial and aquatic ecosystems and that are distinguished by gradients in biophysical conditions, ecological processes, and biota. A riparian area is an area through which surface and subsurface hydrology connect waterbodies with their adjacent uplands. A riparian area includes those portions of terrestrial ecosystems that significantly influence exchanges of energy and matter with aquatic ecosystems. A riparian area is adjacent to perennial, intermittent, and ephemeral streams, lakes, and estuarine marine shorelines.

(ii) “Wildlife habitat” means the ecological communities upon which wild animals, birds, plants, fish, amphibians, and invertebrates depend for their conservation and protection.

(iii) Habitat of “significant value” includes wildlife habitat of national, statewide, regional, or local importance; habitat for species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531, et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code); habitat identified as candidate, fully protected, sensitive, or species of special status by local, state, or federal agencies; or habitat essential to the movement of resident or migratory wildlife.

Consistent. The Project Sites are located in a developed neighborhood area in the City of Montebello. The Project Sites are entirely developed with existing single-family and multifamily residential land uses that do not contain any wetlands or natural drainage channels. The closest wetland or riparian area to the Project Site is the Rio Hondo River, which is located approximately 500 feet east of the Project Site. The Rio Hondo River is a designated wetland and is classified as a Riverine, which includes all inland non-tidal wetlands (wetlands that are not influenced by tidal forces) and deep water habitats contained within a channel.¹⁴ However, the Rio Hondo River is separated from Project Site A by a construction site that is currently constructing a townhome development. The development of the Proposed Project would occur exclusively within the boundaries of Project Sites A and B and be buffered from the Rio Hondo River by intervening properties. Therefore, the Proposed Project's construction would not result in any removal, filling, or hydrological interruption of protected wetland areas nor would the Proposed Project result in any substantial effects to protected wetland areas. Further, pursuant to required regulatory compliance with National Pollutant Discharge Elimination System (NPDES) permitting regulations, the applicant will need to implement best management practices as part of a stormwater pollution prevention plan (SWPPP) to control surface water runoff during construction. Compliance with the SWPPP would prevent erosion and ensure that the Proposed Project does not pollute downstream watercourses, including the Rio Hondo River. Thus, the Proposed Project would not interfere with the movement of any residents or migratory fish or wildlife or impact the quality of any riparian or wetland habitat.

The Project Site does not contain any critical habitat or support any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. There are multiple mature trees located along both sides of the Poplar Avenue public right-of-way. These trees would remain intact with the implementation of the Proposed Project. Nevertheless, should these trees be trimmed or removed in the future to accommodate the Proposed Project, the Project Applicant would need to conform to Section 12.08.060 of the City's Municipal Code, which outlines specific instructions regarding the removal and replacement of public trees. With compliance with applicable regulatory compliance measures regarding tree removal and habitat modification, the Proposed Project would not harm any habitat of significant value. Thus, the Proposed Project would be consistent with this criterion.

(3) The site of the transit priority project is not included on any list of facilities and sites compiled pursuant to Section 65962.5 of the Government Code.

¹⁴ United States Fish and Wildlife Service, Wetlands Mapper. <https://www.fws.gov/wetlands/data/Mapper.html>.

Consistent. Pursuant to Government Code Section 65962.5, the Department of Toxic Substances Control (DTSC) shall compile and update as appropriate, at least annually, a list of all hazardous waste facilities subject to corrective action (pursuant to Section 25187.5 of the Health and Safety Code), all land designated as hazardous waste property or border zone property (pursuant to Section 25220 of the Health and Safety Code), all information received by the DTSC on hazardous waste disposals on public land (pursuant to Section 25242 of the Health and Safety Code), and all sites listed pursuant to Section 25356 of the Health and Safety Code. A search of the California Department of Toxic Substances Control's EnviroStor database indicated that the Project Sites have not been included on any Federal or State clean up or Superfund lists for cleanup, permitting, or investigation of any hazardous waste contamination. Therefore, the Project Site is not located on a site that the DTSC and the Secretary of the Environmental Protection have identified as being affected by hazardous wastes or clean-up problems, including any list compiled pursuant to Government Code Section 65932.5.¹⁵ Accordingly the Proposed Project is consistent with this criterion.

(4) The site of the transit priority project is subject to a preliminary endangerment assessment prepared by a registered environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity.

(A) If a release of a hazardous substance is found to exist on the site, the release shall be removed or any significant effects of the release shall be mitigated to a level of insignificance in compliance with state and federal requirements.

(B) If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to a level of insignificance in compliance with state and federal requirements.

Consistent. According to the DTSC, a Preliminary Endangerment Assessment (PEA) process determines if there has been a release of a hazardous substance that presents a risk to human health or the environment.¹⁶ Phase I Environmental Site Assessments (Phase I ESAs) were prepared for Project Site A and Project Site B, by EDI Consultants (EDI), dated November 8, 2021 and December 23, 2021, respectively (Appendix B.1 and B.2 to this SCPE). The purpose of the Phase I ESAs was to identify existing or potential Recognized Environmental Condition (RECs) in connection with both Project Sites as well

¹⁵ CalEPA, Cortese List Data Resources, <https://calepa.ca.gov/sitecleanup/corteselist/>; California Department of Toxic Substances Control. EnviroStor. <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=montebello>.

¹⁶ Department of Toxic and Substances Control, Preliminary Endangerment Assessment (PEA) Process Quick Reference Guide, <https://dtsc.ca.gov/brownfields/preliminary-endangerment-assessment-pea-process-quick-reference-guide/>

as any requirement for further investigation or remediation. It is EDI's professional opinion that a PEA under DTSC oversight is not warranted for the Proposed Project based on the findings and conclusions in EDI's Phase I ESAs which indicate that no RECs were identified on both Project Sites nor with the surrounding properties.¹⁷ Details of the Phase I ESAs are further detailed below.

As described in the Phase I ESAs, the two Project Sites are occupied by structures that were constructed between 1927 and 1962. Due to the age of the existing buildings on-site, lead based paint (LBP) and/or asbestos containing materials (ACMs) may be present and could be released during the demolition phase of the Proposed Project. Pursuant to existing regulatory requirements, the removal of any ACM would be performed by a certified abatement contractor in accordance with SCAQMD Rule 1403-Asbestos Emissions from Demolition/Renovation Activities. Similarly, disturbance of any LBP materials would be handled in accordance with the California Department of Public Health regulations in residential or public buildings and the US Department of Housing and Urban Development (HUD) and 2010 Toxic Substances Control Act (TSCA) Renovation, Repair and Painting Rule (RRP) in pre-1978 target housing and child-occupied facilities. Compliance with regulatory compliance measures would ensure the removal of LBP and ACMs would be performed without creating a potential for exposure to hazardous materials.

As noted in the Phase I ESAs as well as above, a search of the California Department of Toxic Substances Control's EnviroStor database indicated that the Project Sites were not included on any Federal or State clean up or Superfund lists for cleanup, permitting, or investigation of any hazardous waste contamination.¹⁸ As noted in the Phase I ESAs, the property located at 140 East Whittier Boulevard (not a part of the Project Site), approximately 340 feet southeast of Project Site A, is identified by certain regulatory databases as a leaking underground storage tank (LUST) cleanup site that involved diesel contamination present in the soil. However, as confirmed by a review of the California State Water Resources Control Board's Geotracker environmental database, this cleanup case was opened in 1990, and following site assessment activities, the case was closed in 1999.¹⁹ In addition, this site is located down-gradient from the Project Site.

In summary, the Phase I ESAs determined that Project Site A and Project Site B are not identified in any of the State or federal databases reviewed, and that no adjacent properties were subject to a potential contamination condition suspected of impacting

¹⁷ EDI Consultants, Inc., *Preliminary Endangerment Assessment Screening Letter*, February 11, 2022 (see Appendix B.1 and B.2 of this SCPE).

¹⁸ California Department of Toxic Substances Control. *EnviroStor*.
<https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=montebello>.

¹⁹ California State Water Resources Control Board. *GeoTracker*.
https://geotracker.waterboards.ca.gov/profile_report?global_id=T0603704028.

Project Site A or Project Site B. The Phase I ESAs also revealed no evidence of known RECs in connection with both Project Sites, and no mitigation measures or further investigatory actions are recommended for the Project Sites. Therefore, the Proposed Project's implementation would not create the potential for exposure of future occupants to significant health hazards from any nearby property or activity, and the Proposed Project would be consistent with this criterion.

(5) The transit priority project does not have a significant effect on historical resources pursuant to Section 21084.1.

Consistent. The Project Sites consists of multi-family residential buildings and single-family residences constructed between 1927 and 1962. Generally, historic structures and sites are defined by local, State, and Federal criteria. A site or structure may be historically significant if it is locally protected through a local general plan or historic preservation ordinance. A site or structure may be historically significant according to State or Federal criteria even if the locality does not recognize such significance. The State, through the State Office of Historic Preservation (OHP), maintains an inventory of those sites and structures that are considered to be historically significant.

The City of Montebello contains various historical resources including the Mission Viejo, a Spanish mission constructed in 1771; Sanchez Adobe, the first house constructed within the City in 1844; and the Montebello Women's Club, which is included on the National Register of Historic Places. Meanwhile, the Montebello Women's Club is the only federally designated historical resource located within the City.²⁰

A review of the State Office of Historic Preservation's (OHP) list of State historic resources was conducted to identify the presence of any State designated sites within the City. No local resources were identified on the list of State historic resources compiled by OHP.²¹ The Montebello Women's Club is located at 201 S. Park Avenue, approximately one mile west of the Project Sites, while the Sanchez Adobe, while not a designated resource, is located approximately 1.25 miles northeast of the Project Sites. The Proposed Project's construction would occur within the designated Project Sites. Therefore, the Proposed Project's implementation would not directly affect any of the aforementioned historical resources since none of those historic resources are present on-site and construction activities would be limited to the designated development areas. Moreover, none of the existing on-site structures possess unique character or design features that distinguishes them from other units that were constructed during a similar period of construction.

²⁰ United States National Park Service. *National Register Database and Research – Search Properties Listed in the National Register of Historic Places*. <https://www.nps.gov/subjects/nationalregister/database-research.htm#table>.

²¹ California Office of Historic Preservation. *California Historical Resources Los Angeles County*. <https://ohp.parks.ca.gov/ListedResources/?view=county&criteria=19>.

Moreover, no known historic or otherwise significant events have been identified as being associated with the Project Sites. Therefore, no potential impacts to historical resources would occur with implementation of the Proposed Project, and no substantial adverse changes to a historical resource pursuant to Section 21084.1 of the CEQA Guidelines would result.

(6) The transit priority project site is not subject to any of the following:

(A) A wildland fire hazard, as determined by the Department of Forestry and Fire Protection, unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a wildland fire hazard.

Consistent. The Project Sites are located in an urbanized area in the City of Montebello and there are no areas of native or natural vegetation found within the vicinity of the Project Sites. The lack of chaparral limits the area's ability to provide fuel to ignite a wild land fire. In addition, the Project Sites are located outside of any wildfire risk designation area.²²

(B) An unusually high risk of fire or explosion from materials stored or used on nearby properties.

Consistent. The Project Site consists of multi-family and single-family residences. These types of land uses are not typical operations associated with high risk of fire or explosions. Additionally, the Project Sites are surrounded by residential and commercial land uses. These uses are also not typical operations associated with high risk of fire or explosions, such as industrial or warehousing facilities. According to the California Department of Conservation's Geologic Energy Management Division (CalGEM) well finder map, the Montebello Oil Field is located approximately 0.1 mile north of the Project Site.²³ There is also one plugged oil and gas well located immediately east of Project Site A, at 140 E. Whittier Boulevard. Based on resources provided by CalGEM, this well was drilled in 1919 and abandoned in 1958, and no oil was ever produced or mined from the well. As such, it is anticipated there is no risk for methane from this abandoned oil well.²⁴ Therefore, no methane mitigation measures would be required, and the Project Sites are not subject to an unusually high risk of fire or explosion from materials stored or used on nearby properties.

²² Cal Fire. *Fire Hazard Severity Zone Maps for Los Angeles County*. <https://osfm.fire.ca.gov/divisions/wildfire-planning-engineering/wildland-hazards-building-codes/fire-hazard-severity-zones-maps/>.

²³ California Department of Conservation, Geologic Energy Management Division, Oil Well Finder, <https://maps.conservation.ca.gov/doggr/wellfinder/>.

²⁴ California Department of Conservation, Geologic Energy Management Division, Oil Well Finder, Well Records, API 03705699, <https://filerequest.conservation.ca.gov/WellRecord?api=03705699>.

(C) Risk of a public health exposure at a level that would exceed the standards established by any state or federal agency.

Consistent. As discussed above and in the Phase I ESAs, there are no reported releases of hazardous materials that have occurred on the Project Sites or from the surrounding properties that may have impacted the Project Sites. Additionally, due to the nature of the Proposed Project (two apartment complexes), no hazardous materials beyond what is typically used in a household setting for routine cleaning and maintenance would be used once the Proposed Project is occupied. Therefore, the Proposed Project would not result in the exposure of a public health risk that would exceed any State or federal agency.

(D) Seismic risk as a result of being within a delineated earthquake fault zone, as determined pursuant to Section 2622, or a seismic hazard zone, as determined pursuant to Section 2696, unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of an earthquake fault or seismic hazard zone.

Consistent. Based on information provided by the two Geotechnical Investigation Reports prepared by LK Geotechnical Engineering, Inc. for both Project Sites (see Appendix C.1 and C.2 to this SCPE), a review of the California Geological Survey 2018 seismic hazard zones map indicates that neither Project Site are located within an Earthquake Fault Zone. The closest known fault is the Elsinore Fault which is mapped approximately 2.5 miles east of the Project Site. The southern California region is seismically active and commonly experiences strong ground shaking resulting from earthquakes along active faults. Ground shaking resulting from a moderate to major earthquake (Magnitude 6.0 or greater) can be expected during the lifespan of the existing and/or proposed structures. Despite the relative proximity to known faults, the potential impacts from fault rupture are considered no greater for the Project Sites than for the surrounding areas. Furthermore, the Proposed Project would be constructed in compliance with all structural and seismic requirements of current State and City building codes, which contain standards for building design to minimize the impacts from ground shaking and earthquakes.

(E) Landslide hazard, flood plain, flood way, or restriction zone, unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a landslide or flood.

Consistent. The Project Sites are not within an area identified as susceptible to landslides according to the United States Geological Survey and California Department of Conservation Geologic Hazards Maps. Specifically, the Project Sites are not located in the zone of required investigation for landsliding based on the seismic hazard zone map

for the El Monte 7.5-Minute Quadrangle.²⁵ Furthermore, the Project Sites are not in an area designated as a 100-year flood hazard area as mapped by the FEMA's Flood Insurance Rate Map. The Project Sites are in a zone designated as Zone X, which signifies that the area is outside the 0.2% annual chance floodplain and located within an area of minimal flooding.²⁶ Therefore, the Proposed Project would have a low risk for landsliding and flooding.

(7) The transit priority project site is not located on developed open space.

(A) For the purposes of this paragraph, “developed open space” means land that meets all of the following criteria:

- (i) Is publicly owned, or financed in whole or in part by public funds.**
- (ii) Is generally open to, and available for use by, the public.**
- (iii) Is predominantly lacking in structural development other than structures associated with open spaces, including, but not limited to, playgrounds, swimming pools, ballfields, enclosed child play areas, and picnic facilities.**

(B) For the purposes of this paragraph, “developed open space” includes land that has been designated for acquisition by a public agency for developed open space, but does not include lands acquired with public funds dedicated to the acquisition of land for housing purposes.

Consistent. The Project Sites are entirely developed with existing residential land uses and do not contain any developed open space with any public, recreational amenities. With the exception of some landscaping typical of residential properties, the Project Sites are primarily developed with impervious surfaces. Therefore, the Project Sites do not support any developed open space. Thus, the Proposed Project would not interfere with any existing open space.

(8) The buildings in the transit priority project are 15 percent more energy efficient than required by Chapter 6 of Title 24 of the California Code of Regulations and the buildings and landscaping are designed to achieve 25 percent less water usage than the average household use in the region.

²⁵ California Department of Conservation, California Geological Survey, *Regulatory Maps, Seismic Hazards Zone Report for the El Monte 7.5-Minute Quadrangle, Los Angeles County, California*, June 15, 2017, website: <https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>.

²⁶ Federal Emergency Management Agency (FEMA), *Flood Map Service Center: Search by Address, Map Number 06037C1663F*, September 26, 2008, website: <https://msc.fema.gov/portal/>.

Consistent.

As part of this analysis, an Energy & Water Efficiency Compliance Memo (Efficiency Compliance Memo) was prepared by ZC Sustainability to demonstrate how the Proposed Project would meet the criteria of PRC Section 21155.1 subsection(a)(8) requirement for energy to be 15 percent more energy efficient than required by Title 24, Part 6, the California Energy Code and to reduce water usage to 25 percent less than the average household use in the region (see Appendix D of this SCPE).

1. Energy Efficiency

As described in the Efficiency Compliance Memo and utilizing the current Proposed Project plans, ZC Sustainability conducted a preliminary whole building energy modeling assessment to determine the Proposed Project's anticipated Title 24 energy code performance. The energy modeling was done using CBECC 2019 which is a software tool approved by the California Energy Commission for use in demonstrating compliance with the 2019 California Residential Buildings Energy Efficiency Standards. Project A is subject to the 2019 High-Rise Residential Title 24 Energy Code, while Project B is subject to the 2019 Low-Rise Residential Title 24 Energy Code. As such, two separate energy models were developed, using the CBECC-Com software program for High-Rise Residential buildings (four-stories and above) and CBECC-Res software program for Low-Rise Residential buildings (up to three stories).

Key performance measures and features of the Proposed Project's design that increase the building energy efficiency include:

- High-performance Low-e windows with very low Solar Heat Gain Coefficient (SHGC) and U-value;
- Overhangs & balconies shading the glazed patio doors below;
- Wood framed walls with R-21 batt insulation;
- Wood framed roof with R-38 batt insulation;
- Cool Roof Rating Council (CRRC) certified high-reflectance cool roof;
- Central water heating system with condensing natural gas water heaters;
- High-efficiency HVAC systems serving residential units and common spaces;
- A Photovoltaic (PV) system will further reduce energy use;
- Reduced Lighting wattage from LED fixtures throughout the buildings, including Common Spaces and Amenities, with Daylight and Motion Sensor controls; and
- Low-flow fixtures (although energy savings from low-flow fixtures are not captured in the Title 24 energy analysis, this strategy significantly reduces the hot water usage and associated heating energy requirements).

As concluded by ZC Sustainability, and based on energy performance summary results, Project A would be 15.8 percent more energy efficient than current Title 24 standards, and Project B would be 15.2 percent more energy efficient than current Title 24 standards.

2. Water Efficiency

As described in the Efficiency Compliance Memo, for residential and mixed-use residential/commercial buildings, the current regional water use baseline is 120 gallons per capita per day.²⁷ This figure is multiplied by 3.3, the assumed residential occupancy based on the most recent census data for households in the City of Montebello, to determine the average daily water use per residential unit in the City.

The Proposed Project's estimated water use utilizes Title 24 CALGreen-permitted maximum fixture flow rates as well as accepted industry standards as follows:

1. Showerheads: 1.8 GPM (gallons per minute, as required by CALGreen)
2. Lavatory faucets: 1.2 GPM (as required by CALGreen)
3. Kitchen faucets: 1.5 GPM (as required by CALGreen)
4. Tank water closets (toilets): 1.28 GPF (gallons per flush; as required by CALGreen)
5. Commercial clothes washers: Energy Star certified, 3.5 IWF (Integrated Water Factor)
6. Dishwashers: Energy Star certified, 3.5 GPC (Gallons per Cycle)

The Water Use Analyses for the Proposed Project calculates both the baseline and projected water use, followed by the percentage savings. For Project A, water usage would be reduced from 396.0 (baseline per unit) to 172.0 gpd (projected per unit), resulting in a projected water use savings of 50.0 percent. For Project B, water usage would be reduced from 396.0 (baseline per unit) to 172.0 gpd (projected per unit), resulting in a projected water use savings 56.5 percent. The projected water use for both Projects is overall more efficient than required by Title 24, Part 11, CALGreen, which includes water efficiency measures to reduce water use. The specified water efficiency measures listed above would sufficiently reduce water use by well over 25 percent below the average household use in the region.

²⁷ *Metropolitan Water District, Water Tomorrow Annual Report to the California State Legislature, Covering Fiscal Year 2019/20 (p. 28).*

PRC § 21155.1(b). The transit priority project meets all of the following land use criteria:

(1) The site of the transit priority project is not more than eight acres in total area.

Consistent. Project Site A includes approximately 73,807 square feet of lot area, or 1.69 acres; and Project Site B includes approximately 12,500 square feet of lot area, or 0.28 acres, totaling 1.97 acres for both sites. As such, the Project Sites are not more than eight acres in total area.

(2) The transit priority project does not contain more than 200 residential units.

Consistent. The Proposed Project would include 140 residential dwelling units on Project Site A and 16 residential dwelling units on Project Site B, for a total of 156 residential dwelling units. Therefore, the Proposed Project would provide less than 200 residential units.

(3) The transit priority project does not result in any net loss in the number of affordable housing units within the project area.

Consistent. The Project Sites are currently developed with 43 residential dwelling units across both sites, which are currently rented out at market rates and are not subject to a rent stabilization ordinance. The Proposed Project would provide a total of 156 new apartment units. The Proposed Project would include a total of 32 affordable units for lower-income households (30 units in Project A and 2 units in Project B). Therefore, the number of affordable housing units on the Project Sites would increase by 32 net new units, and development of the Proposed Project would not result in the loss of affordable housing units within the Project Site and surrounding area.

(4) The transit priority project does not include any single level building that exceeds 75,000 square feet.

Consistent. The Proposed Project would include a four-story residential development with 140 dwelling units (Project A) and a three-story development with 16 dwelling units (Project B). For Project A, the gross building floor area on Levels 1 through 4 ranges from 42,957 gsf (on Level 1) to 45,998 gsf (on Levels 2 to 4). For Project B, the gross building floor area would be 9,242 gsf on Level 2 and Level 3. Therefore, the Proposed Project would not include a single-level building that exceeds 75,000 square feet.

(5) Any applicable mitigation measures or performance standards or criteria set forth in the prior environmental impact reports, and adopted in findings, have been or will be incorporated into the transit priority project.

Consistent. There are no prior environmental impact reports (EIR) or other environmental documents prepared specifically for the Project Sites. Accordingly, the relevant prior EIR applicable to the Project Sites is the Final Program EIR prepared by SCAG in conjunction with the 2020-2045 RTP/SCS. This Final Program EIR includes a Mitigation Monitoring Reporting Program (MMRP) that provides a list of mitigation measures that SCAG determined a lead agency can and should consider, as applicable and feasible, where the agency has identified that a project has the potential for significant effects.

A discussion of applicability of these measures is contained in Section 4.0 of this SCPE. As described therein, many of the mitigation measures identified by SCAG would not apply to the Proposed Project and as such, would not be incorporated. Nonetheless, as required under this criterion, Section 4.0 contains a full discussion of the applicability of the mitigation measures identified in the MMRP to the Proposed Project. As such, the Project meets this criterion.

(6) The transit priority project is determined not to conflict with nearby operating industrial uses.

Consistent. The properties surrounding the Project Site include residential land uses. There are no industrial or warehouse buildings located in the immediate vicinity of the Project Site. Therefore, the Proposed Project would not conflict with any operating industrial uses.

(7) The transit priority project is located within one-half mile of a rail transit station or a ferry terminal included in a regional transportation plan or within one-quarter mile of a high-quality transit corridor included in a regional transportation plan.

Consistent. As noted above, the Project Sites are located within a HQTa by the 2020-2045 RTP/SCS (as depicted on Figure 25, above) and approximately 230 feet (direct distance) or 0.2 mile (walking distance) north of Whittier Boulevard, which is identified as an HQTc (as shown in Figure 28, above) due to the fact that the Montebello Bus 10 line runs at a frequency of less than 15 minutes during the morning and afternoon peak commute periods (6-9am and 3-7pm, respectively). Therefore, the Proposed Project is located within one-quarter mile of a HQTc and is consistent with this criterion.

PRC § 21155.1(c). The transit priority project meets at least one of the following three criteria:

(1) The transit priority project meets both of the following:

(A) At least 20 percent of the housing will be sold to families of moderate income, or not less than 10 percent of the housing will be rented to families of low income, or not less than 5 percent of the housing is rented to families of very low income.

(B) The transit priority project developer provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units for very low, low-, and moderate-income households at monthly housing costs with an affordable housing cost or affordable rent, as defined in Section 50052.5 or 50053 of the Health and Safety Code, respectively, for the period required by the applicable financing. Rental units shall be affordable for at least 55 years. Ownership units shall be subject to resale restrictions or equity sharing requirements for at least 30 years.

Consistent. Of the 140 dwelling units provided in Project A, 30 units would be restricted for Low Income households, which is equivalent to 21 percent of Project A's total residential units. Of the 16 dwelling units provided in Project B, two units would be restricted for Low Income households, which is equivalent to 13 percent of Project B's total residential units. Collectively, the Proposed Project's 32 Low Income units represent just over 20 percent of the 156 total proposed units. Furthermore, the Applicant will enter into a housing regulatory agreement with the City memorializing these requirements and making them binding on any successors or assigns for the regulatory period of 55 years. Therefore, the Proposed Project will meet this criterion.

(2) The transit priority project developer has paid or will pay in-lieu fees pursuant to a local ordinance in an amount sufficient to result in the development of an equivalent number of units that would otherwise be required pursuant to paragraph (1).

Consistent. As discussed above, the Project meets criterion (1)(a). Thus, the Proposed Project meets the requirements of PRC 21155.1(c).

(3) The transit priority project provides public open space equal to or greater than five acres per 1,000 residents of the project.

Consistent. As discussed above, the Project meets criterion (1)(a). Thus, the Proposed Project meets the requirements of PRC 21155.1(c).

3.0 Project Consistency with the Goals and Benefits of the 2020-2045 RTP/SCS

The Proposed Project would be consistent with applicable goals and policies presented within SCAG's 2020-2045 RTP/SCS. Refer to Table 3 below for the Proposed Project's consistency analysis.

Table 3
Consistency Analysis with Connect SoCal
(2020-2045 Regional Transportation Plan / Sustainable Community Strategy)

Goals and Policies	Consistency Assessment
Connect SoCal Goal 1 Encourage regional economic prosperity and global competitiveness.	Not Applicable. This Goal is directed towards SCAG and the City of Montebello and does not apply to the Proposed Project.
Connect SoCal Goal 2 Improve mobility, accessibility, reliability, and travel safety for people and goods.	No Conflict. The Project Sites are located in an urbanized area of the City of Montebello. The Proposed Project would develop a total of 156 dwelling units within a HQTa, as defined by SCAG. The Project Sites are also located less than ¼ mile from an HQTc along Whittier Boulevard. The Proposed Project would provide residents with convenient access to public transit and opportunities for walking and biking, including the provision of on-site bicycle parking spaces. Furthermore, the Proposed Project would be subject to the site plan review requirements of the City of Montebello Planning Division to ensure that all access roads, driveways and parking areas would not create a design hazard to local roadways and pedestrian walkways. Thus, the location of the Proposed Project encourages a variety of transportation options and access and therefore, would not conflict with this Goal.
Connect SoCal Goal 3 Enhance the preservation, security, and resilience of the regional transportation system.	Not Applicable. This goal is directed towards SCAG and does not apply to the Proposed Project. Nevertheless, the Proposed Project would support this Goal in that the Proposed Project would be subject to the site plan review requirements of the City of Montebello Planning Division to ensure that all access roads, driveways and parking areas would not create a design hazard to local roadways and pedestrian walkways. The Project Sites are located less than ¼ mile from an HQTc along Whittier Boulevard, as well as in proximity to additional transit lines on Beverly Boulevard less than one-half mile to the north. The Project Site's location in proximity to transit as well as nearby non-residential and public uses would help to reduce vehicle miles traveled (VMT). As such, the Proposed Project would not conflict with Connect SoCal's goals and policies related to a sustainable regional transportation system.
Connect SoCal Goal 4 Increase person and goods movement and travel choices within the transportation system.	No Conflict. The Proposed Project includes a total of 156 multi-family residential units. Given the Proposed Project's location close to transit, the Proposed Project would encourage the utilization of transit as a mode of

Table 3
Consistency Analysis with Connect SoCal
(2020-2045 Regional Transportation Plan / Sustainable Community Strategy)

Goals and Policies	Consistency Assessment
	transportation to and from the Project area. The Proposed Project would improve the public sidewalks adjacent to Project Site and to enhance the pedestrian experience and promote walkability. In addition, the Proposed Project would provide a total of 170 bicycle spaces (154 spaces in Project A and 16 spaces in Project B) to promote travel by bicycle. Thus, the Proposed Project would contribute to the productivity and use of the regional transportation system by providing housing near transit. Therefore, the Proposed Project would not create a significant impact to the surrounding circulation and would not conflict with this Goal.
Connect SoCal Goal 5 Reduce greenhouse gas emissions and improve air quality.	No Conflict. The Proposed Project is an infill development in an area that promotes the use of a variety of transportation options, which includes walking, biking, and the use of public transportation. The Project Site's location near mass transit and proximity to services, retail stores, and employment opportunities promotes a pedestrian-friendly environment. The Proposed Project would improve the public sidewalks along Poplar Avenue, adjacent to both Project Sites and would include active ground floor uses to enhance the pedestrian experience and promote walkability. In addition, the Proposed Project would provide a total of 170 bicycle spaces to promote travel by bicycle. Thus, the Proposed Project would reduce VMT traveled and help reduce greenhouse gas emissions and improve air quality. Therefore, the Proposed Project would not conflict with this Goal.
Connect SoCal Goal 6 Support healthy and equitable communities.	No Conflict. As stated above, the Project Sites are located in an urbanized area of the Montebello community within a HQTAs as defined by SCAG. The Project Sites are located less than ¼ mile from an HQTAs along Whittier Boulevard and in proximity to additional transit opportunities along Beverly Boulevard less than one-half mile to the north. The Proposed Project would provide residents with convenient access to public transit and opportunities for walking and biking. The Proposed Project would develop dwelling units near mass transit and in close proximity to services, retail stores, and employment opportunities, which would allow residents to live and work in the City. The location of the Proposed Project encourages a variety of transportation options and access to community services. Therefore, the Proposed Project would not conflict with this Goal.
Connect SoCal Goal 7 Adapt to a changing climate and support an integrated regional development pattern and transportation network.	No Conflict. This Goal is directed towards SCAG and the City of Montebello and does not apply to the Proposed Project. Nevertheless, the Proposed Project would develop a total of 156 dwelling units within a HQTAs, consistent with SCAG's goal to concentrate infill development within Priority Growth Areas. The Project Site's location near mass transit and proximity to services, retail stores, and employment opportunities

Table 3
Consistency Analysis with Connect SoCal
(2020-2045 Regional Transportation Plan / Sustainable Community Strategy)

Goals and Policies	Consistency Assessment
	promotes a pedestrian-friendly environment. The location of the Proposed Project promotes the use of a variety of transportation options, which includes walking, biking, and the use of public transportation. Therefore, the Proposed Project would increase multi-family residential uses in transit-rich areas near services, retail, and employment opportunities. Thus, the Proposed Project would adapt to the changing land use and growth patterns of the local area. Therefore, the Proposed Project would not conflict with this Goal.
Connect SoCal Goal 8 Leverage new transportation technologies and data-driven solutions that result in more efficient travel.	Not Applicable. This Goal is directed towards SCAG and the City of Montebello and does not apply to the Proposed Project. No further discussion is required.
Connect SoCal Goal 9 Encourage development of diverse housing types in areas that are supported by multiple transportation options.	No Conflict. The Proposed Project would provide a variety of dwelling units of different sizes and configurations that would be available at market rate and affordable rate. The Proposed Project is increasing the housing choices available in the Montebello area. As stated above, the Project Sites are located in an urbanized area of the Montebello Community within a HQTa. The Project Sites are also located less than ¼ mile from an HQTa along Whittier Boulevard. The Proposed Project would provide residents with convenient access to public transit and opportunities for walking and biking. The Proposed Project would develop dwelling units near mass transit and in close proximity to services, retail stores, and employment opportunities. Thus, the Proposed Project would provide diverse housing types and encourages a variety of transportation options and access and therefore, would not conflict with this Goal.
Connect SoCal Goal 10 Promote conservation of natural and agricultural lands and restoration of habitats.	Not Applicable. This Goal is not applicable to the Proposed Project since the Project Site does not contain any natural or agricultural lands. No further discussion is required.
Connect SoCal Guiding Principal 1 Base transportation investments on adopted regional performance indicators and MAP-21/FAST Act regional targets.	Not Applicable. This Guiding Principal is directed towards SCAG and the City of Montebello and does not apply to the Proposed Project. No further discussion is required.
Connect SoCal Guiding Principal 2 Place high priority for transportation funding in the region on projects and programs that improve mobility, accessibility, reliability and safety, and that preserve the existing transportation system.	Not Applicable. This Guiding Principal is directed towards SCAG and the City of Montebello and does not apply to the Proposed Project. No further discussion is required.
Connect SoCal Guiding Principal 3 Assure that land use and growth strategies recognize local input, promote sustainable transportation options, and support equitable and adaptable communities.	No Conflict. This Guiding Principal is directed towards SCAG and the City of Montebello and does not apply to the Proposed Project. Nevertheless, the Proposed Project would develop 156 dwelling units near mass transit and proximity to services, retail stores, and employment opportunities promotes a pedestrian-friendly environment. The location of the Proposed Project promotes the use of a variety of transportation options,

Table 3
Consistency Analysis with Connect SoCal
(2020-2045 Regional Transportation Plan / Sustainable Community Strategy)

Goals and Policies	Consistency Assessment
	which includes walking, biking, and the use of public transportation. Therefore, the Proposed Project would increase multi-family residential uses in transit-rich areas near services, retail, and employment opportunities. Thus, the Proposed Project would adapt to the changing land use and growth patterns of the local area. Therefore, the Proposed Project would not conflict with this Guiding Principal.
Connect SoCal Guiding Principal 4 Encourage RTP/SCS investments and strategies that collectively result in reduced non-recurrent congestion and demand for single occupancy vehicle use, by leveraging new transportation technologies and expanding travel choices.	Not Applicable. This Guiding Policy relates to SCAG goals in supporting investments and strategies to reduce congestion and the use of single occupant vehicles. Nevertheless, the Proposed Project is located within a HQTa and adjacent to an HQTc, consistent with SCAG's goal of encouraging infill development within Priority Growth Areas. The Proposed Project would support public transportation due to its increase in residential population near transit opportunities and other alternative methods of transportation (e.g., walking and biking) through its provision of bicycle parking spaces and its proposed improvement of adjacent pedestrian rights-of-way. Therefore, the Proposed Project would not conflict with this Guiding Policy.
Connect SoCal Guiding Principal 5 Encourage transportation investments that will result in improved air quality and public health, and reduced greenhouse gas emissions.	Not Applicable. This Guiding Principal is directed towards SCAG and the City of Montebello and does not apply to the Proposed Project. However, as discussed under Connect SoCal Goal 5, above, the Proposed Project would not conflict with this principal as it is an infill development in an area that promotes the use of a variety of transportation options, which includes walking, biking and the use of public transportation. The Project Site's location near mass transit and proximity to services, retail stores, and employment opportunities promotes a pedestrian-friendly environment. The Proposed Project would improve the public sidewalks along Poplar Avenue, adjacent to both Project Sites and would include active ground floor uses to enhance the pedestrian experience and promote walkability. In addition, the Proposed Project would provide a total of 170 bicycle spaces to promote travel by bicycle. Thus, the Proposed Project would reduce VMT traveled and help reduce greenhouse gas emissions and improve air quality. Furthermore, the Proposed Project would comply with all regulations and policies aimed at reducing energy consumption and greenhouse gas emissions, reducing the reliance on fossil fuels, and promoting energy-efficiency standards and transportation. Therefore, the Proposed Project would not conflict with this Guiding Policy.
Connect SoCal Guiding Principal 6 Monitor progress on all aspects of the Plan, including the timely implementation of projects, programs, and strategies.	Not Applicable. This Guiding Principal is directed towards SCAG and does not apply to the Proposed Project. No further discussion is required.

Table 3
Consistency Analysis with Connect SoCal
(2020-2045 Regional Transportation Plan / Sustainable Community Strategy)

Goals and Policies	Consistency Assessment
Connect SoCal Guiding Principal 7 Regionally, transportation investments should reflect best-known science regarding climate change vulnerability, in order to design for long term resilience.	Not Applicable. This Guiding Principal is directed towards SCAG and does not apply to the Proposed Project. No further discussion is required.
<i>Source: Southern California Association of Governments, Connect SoCal (2020-2045 RTP/SCS), September 2020.</i>	

4.0 Project Consistency with SCAG 2020-2045 RTP/SCS Mitigation Measures

As a new multi-family residential project to be developed at an urban infill site that is within a SCAG-identified Priority Growth Area and HQT, the 2020-2045 RTP/SCS Program EIR, which was adopted on September 3, 2020, is a relevant EIR applicable to the Project Site. As part of this Program EIR, mitigation measures were included that would reduce potentially significant impacts identified by the Program EIR. The complete list of the mitigation measures identified by the Program EIR is included in the Program EIR's Mitigation Monitoring and Reporting Program (MMRP). The MMRP includes both regional mitigation measures that would be implemented by SCAG as well as project-level measures that would be implemented by the respective lead agency (here, the City of Montebello). Because regional mitigation measures would be implemented by SCAG, they are not further discussed in this SCPE. As set forth by the Program EIR, project-level mitigation measures are those measures that SCAG determined a lead agency can and should consider, as applicable and feasible, where the lead agency has identified that a project has the potential for significant effects. This table focuses on the Project's consistency with the MMRP's project-level mitigation measures (marked as PMM in the MMRP). All Mitigation Measures identified below as applicable to the Proposed Project would be made enforceable through the City's imposition of conditions of approval.

Table 4

Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
AESTHETICS		
<i>Impact AES-1 Potential for the Plan to Have a Substantial Adverse Effect on a Scenic Vista</i>	PMM-AES-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation measures to address potential aesthetic impacts to scenic vistas, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Use a palette of colors, textures, building materials that are graffiti-resistant, and/or plant materials that complement the surrounding landscape and development. b) Use contour grading to better match surrounding terrain. Contour edges of major cut-and-fill to provide a more natural looking finished profile. c) Design new corridor landscaping to respect existing natural and man-made	No mitigation applies. The Project Sites are located in an existing residential neighborhood. Residential development occupies frontage along both sides of Poplar Avenue. In addition, mature trees are located along both sides of Poplar Avenue. A limited view of the Montebello Hills is available facing north on Poplar Avenue. The view of the Montebello Hills is partially obstructed by the existing streetscape and development. Additionally, there are no public scenic views available looking west, south, or east from Poplar Avenue. Partially obstructed scenic views of the Santa Ana Mountains are available facing east from within Project Site A. Views of the Santa Ana Mountains from Poplar Avenue would continue to remain obstructed with the implementation of the Proposed Project. In addition, existing public views from Whittier

Table 4

Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
	features and to complement the dominant landscaping of the surrounding areas. d) Replace and renew landscaping along corridors with road widenings, interchange projects, and related improvements. e) Retain or replace trees bordering highways, so that clear-cutting is not evident. f) Provide new corridor landscaping that respects and provides appropriate transition to existing natural and man-made features and is complementary to the dominant landscaping or native habitats of surrounding areas. g) Reduce the visibility of construction staging areas by fencing and screening these areas with low contrast materials consistent with the surrounding environment, and by revegetating graded slopes and exposed earth surfaces at the earliest opportunity; h) Use see-through safety barrier designs (e.g. railings rather than walls)	Boulevard, a major east-west arterial, would not be impacted by the Proposed Project due to the nature of the topography of Project Site A, which rises steeply above the street to the north. Furthermore, the Proposed Project will undergo site plan review and approval by the City, and will comply with the City's applicable design and landscaping standards. There are multiple mature trees located along both sides of the Poplar Avenue public right-of-way. These trees would remain intact with the implementation of the Proposed Project. Nevertheless, should these trees be trimmed or removed in the future to accommodate the Proposed Project, the Project Applicant would need to conform to Section 12.08.060 of the City's Municipal Code, which outlines specific instructions regarding the removal and replacement of public trees. Therefore, the Proposed Project would not result in potential impacts to scenic vistas and no mitigation is required.
<u>Impact AES-2</u> <i>Potential to Substantially Damage Scenic Resources, Within a State Scenic Highway</i>	See PMM AES-1 above.	No mitigation applies. See discussion of the applicability of PMM AES-1 above. Moreover, the Project Sites are not located within a state scenic highway. ²⁸ Therefore, no mitigation is required.
<u>Impact AES-3</u> <i>Potential to Substantially Degrade the Existing Visual Character or Quality of Public Views</i>	PMM-AES-2: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation measures to address potential aesthetic impacts that substantially degrade visual character, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Minimize contrasts in scale and massing between the projects and surrounding natural forms and development, minimize their intrusion into important viewsheds, and use contour grading to better match	No mitigation applies. The Open Space Element of the City's General Plan identifies numerous significant resources within the City including the Montebello Hills, the bluff adjacent to the Rio Hondo River, and the Mission Viejo and Sanchez Adobe. ²⁹ The Municipal Code does not contain any policies identifying and regulating scenic resources. As indicated previously, the two Project Sites are currently developed with residential units. In addition, existing views of both the Montebello Hills and the Rio Hondo basin are presently obstructed by the existing streetscape and development. The surrounding residential

²⁸ California Department of Transportation (Caltrans), *California State Scenic Highway System Map*. Available at: <https://www.arcgis.com/apps/webappviewer/index.html?id=2e921695c43643b1aaf7000dfcc19983..>

²⁹ City of Montebello General Plan. *Open Space Element*. Plan adopted May 27, 1975.

Table 4

Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
	surrounding terrain in accordance with county and city hillside ordinances, where applicable. b) Design landscaping along highway corridors to add significant natural elements and visual interest to soften the hard-edged, linear transportation corridors. c) Require development of design guidelines for projects that make elements of proposed buildings/facilities visually compatible or minimize visibility of changes in visual quality or character through use of hardscape and softscape solutions. Specific measures to be addressed include setback buffers, landscaping, color, texture, signage, and lighting criteria. d) Design projects consistent with design guidelines of applicable general plans. e) Require that sites are kept in a blight/nuisance-free condition. Remove blight or nuisances that compromise visual character or visual quality of project areas including graffiti abatement, trash removal, landscape management, maintenance of signage and billboards in good condition, and replace compromised native vegetation and landscape. f) Where sound walls are proposed, require sound wall construction and design methods that account for visual impacts as follows: • use transparent panels to preserve views where sound walls would block views from residences; • use landscaped earth berm or a combination wall and berm to minimize the apparent sound wall height; • construct sound walls of materials whose color and texture complements the surrounding landscape and development; g) Design sound walls to increase visual interest, reduce apparent height, and be visually compatible with the surrounding area; and landscape the sound walls with plants that screen the sound wall, preferably with either native vegetation or landscaping that complements the dominant landscaping of surrounding areas.	buildings vary in height from 12 to 20 feet. Therefore, the development of the Proposed Project would not impact nearby scenic resources since views of the resources are currently limited. Furthermore, the Proposed Project's development would not affect zoning regulations governing scenic quality since none have been established. Notwithstanding, the Proposed Project will undergo site plan review and approval by the City, and will comply with the City's applicable design and landscaping standards. Therefore, the Proposed Project would not result in potential impacts regarding visual character or scenic quality and no mitigation is required.

Table 4

Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
<i>Impact AES-4</i> <i>Create a New Source of Substantial Light or Glare Which Would Adversely Affect Day or Nighttime Views in the Area</i>	PMM-AES-3: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation measures to address potential aesthetic impacts that substantially degrade visual character, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Use lighting fixtures that are adequately shielded to a point below the light bulb and reflector and that prevent unnecessary glare onto adjacent properties. b) Restrict the operation of outdoor lighting for construction and operation activities to the hours of 7:00 a.m. to 10:00 p.m. c) Use high pressure sodium and/or cut-off fixtures instead of typical mercury-vapor fixtures for outdoor lighting. d) Use unidirectional lighting to avoid light trespass onto adjacent properties. e) Design exterior lighting to confine illumination to the project site, and/or to areas which do not include light-sensitive uses. f) Provide structural and/or vegetative screening from light-sensitive uses. g) Shield and direct all new street and pedestrian lighting away from light-sensitive off-site uses. h) Use non-reflective glass or glass treated with a non-reflective coating for all exterior windows and glass used on building surfaces. i) Architectural lighting shall be directed onto the building surfaces and have low reflectivity to minimize glare and limit light onto adjacent properties.	No mitigation applies. The Proposed Project would be subject to the following regulatory compliance measures, established in Section 15.08.100.C of the Municipal Code, that would avoid any impacts with respect to lighting: • Residential lighting is regulated under Title 15 – Buildings and Construction, Chapter 15.08, Section 15.08.100 – Special Residential Building Provisions of the City’s Municipal Code. Per Section 15.08.100.C of the Municipal Code, lighting in multiple-family dwellings shall be as follows: - o Aisles, passageways, and recesses related to and within the building complex shall be illuminated with an intensity of at least 0.25 foot-candles at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandalism resistant covers. - o Open parking lots and carports shall be provided with a maintained minimum one foot-candle of light on the parking surface during the hours of darkness. Lighting devices shall be protected by weather and vandalism resistant covers. - o All required lighting shall be designed to turn on automatically. Luminaries shall be directed or shielded to not be directly visible from any dwelling unit or cause off-site glare or nuisances. With respect to glare, the exterior façade surfaces of the Proposed Project would consist of non-reflective materials, such as concrete, masonry, and stucco components. The Proposed Project includes rooftop areas dedicated for future solar panels. These panels could potentially be a source of glare; however, any such glare could not impact the surrounding areas since the solar panels would be obstructed from view by the parapet. Therefore, the Proposed Project would not result in potential impacts regarding substantial light or glare, and no mitigation is required.
AGRICULTURE AND FORESTRY RESOURCES		
<i>Impact AG-1</i> <i>Conversion of Farmland to Non-Ag Use</i>	PMM-AG-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation measures to address potential adverse effects on	No mitigation applies. No farmland or agricultural activity exists on or in the vicinity of the Project Sites, which are currently fully developed with residential dwelling units. Moreover, no Prime Farmland, Unique

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Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
	agricultural resources, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Require project sponsors to mitigate for loss of farmland by providing permanent protection of in-kind farmland in the form of easements, fees, or elimination of development rights/potential. b) Project relocation or corridor realignment to avoid Prime Farmland, Unique Farmland, or Farmland of Local or Statewide Importance. c) Maintain and expand agricultural land protections such as urban growth boundaries. d) Provide for mitigation fees to support a mitigation bank that invests in farmer education, agricultural infrastructure, water supply, marketing, etc. that enhance the commercial viability of retained agricultural lands. e) Minimize severance and fragmentation of agricultural land by constructing underpasses and overpasses at reasonable intervals to provide property access. f) Use berms, buffer zones, setbacks, and fencing to reduce conflicts between new development and farming uses and protect the functions of farmland.	Farmland, or Farmland of Statewide Importance exists on or in the vicinity of the Project Sites.³⁰ As such, mitigation pertaining to the loss of agricultural land or forested areas is not applicable to the Project.
<u>Impact AG-2</u> Potential to Conflict with Zoning for Ag Use, Williamson Act Contract	See PMM-AG-1. PMM-AG-2: Project level mitigation measures can and should be considered by Lead Agencies as applicable and feasible. Measures to reduce substantial adverse effects on Williamson Act contracts to the maximum extent practicable, as determined appropriate by each Lead Agency, may include the following, or other comparable measures: a) Project relocation or corridor realignment to avoid lands in Williamson Act contracts. b) Establish conservation easements consistent with the recommendations of	No mitigation applies. The Project Sites are not zoned for agricultural production, there is no farmland on the Project Sites, and there are no Williamson Act Contracts in effect for the Project Sites.³¹ As noted above, the Project Sites are currently fully developed with residential dwelling units. Thus, mitigation pertaining to the loss of agricultural land or forested areas is not applicable to the Project.

³⁰ California Department of Conservation, Farmland Mapping & Monitoring Program, <https://www.conservation.ca.gov/dlrp/fmmp>

³¹ California Department of Conservation, The Williamson Act Status Report, 2020, https://www.conservation.ca.gov/dlrp/wa/Documents/stats_reports/2020%20WA%20Status%20Report.pdf

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Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
	the Department of Conservation, or 20-year Farmland Security Zone contracts (Government Code Section 51296 et seq.), 10-year Williamson Act contracts (Government Code Section 51200 et seq.), or use of other conservation tools available from the California Department of Conservation Division of Land Resource Protection.	
<u>Impact AG-3</u> <i>Conflict with Existing Zoning, Rezoning of Forest Land</i>	PMM-AG-3: Project level mitigation measures can and should be considered by Lead Agencies as applicable and feasible. Measures to reduce substantial adverse effects, through the conversion of Farmland to maximum extent practicable, as determined appropriate by each Lead Agency, may include the following, or other comparable measures: a) Minimize construction related impacts to agricultural and forestry resources by locating materials and stationary equipment in such a way as to prevent conflict with agriculture and forestry resources.	No mitigation applies. No farmland, forest land, or agricultural activity exists on or in the vicinity of the Project Sites. which are currently fully developed with residential dwelling units. As such, mitigation pertaining to the loss of agricultural land or forested areas is not applicable to the Project.
<u>Impact AG-4</u> <i>Loss of Forest Land to Non-Forest Use</i>	See PMM-AG-3 .	No mitigation applies. No farmland, forest land, or agricultural activity exists on or in the vicinity of the Project Sites. which are currently fully developed with residential dwelling units. As such, mitigation pertaining to the loss of agricultural land or forested areas is not applicable to the Project.
<u>Impact AG-5</u> <i>Conversion of Farmland to Non-Ag Use, Conversion of Forest land to Non-Forest Use</i>	See PMM-AG-2 and PMM-GHG-2 . PMM-AG-4: Project level mitigation measures can and should be considered by Lead Agencies as applicable and feasible. Measures to reduce substantial adverse effects, through the conversion of Farmland, to the maximum extent practicable, as determined appropriate by each Lead Agency, may include the following, or other comparable measures: a) Design proposed projects to minimize, to the greatest extent feasible, the loss of the highest valued agricultural land. b) Redesign project features to minimize fragmenting or isolating Farmland. Where a project involves acquiring land or easements, ensure that the remaining non-project area is of a size sufficient to allow economically viable farming	No mitigation applies. No farmland, forest land, or agricultural activity exists on or in the vicinity of the Project Sites, which are currently fully developed with residential dwelling units. As such, mitigation pertaining to the loss of agricultural land or forested areas is not applicable to the Project.

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Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
	operations. The project proponents shall be responsible for acquiring easements, making lot line adjustments, and merging affected land parcels into units suitable for continued commercial agricultural management. c) Reconnect utilities or infrastructure that serve agricultural uses if these are disturbed by project construction. If a project temporarily or permanently cuts off roadway access or removes utility lines, irrigation features, or other infrastructure, the project proponents shall be responsible for restoring access as necessary to ensure that economically viable farming operations are not interrupted. PMM-AG-5: Project level mitigation measures can and should be considered by Lead Agencies as applicable and feasible. Measures to reduce substantial adverse effects, through the conversion of Farmland, to the maximum extent practicable, as determined appropriate by each Lead Agency, may include the following, or other comparable measures: a) Manage project operations to minimize the introduction of invasive species or weeds that may affect agricultural production on adjacent agricultural land. Where a project has the potential to introduce sensitive species or habitats or have other spill-over effects on nearby agricultural lands, the project proponents shall be responsible for acquiring easements on nearby agricultural land and/or financially compensating for indirect effects on nearby agricultural land. Easements (e.g., flowage easements) shall be required for temporary or intermittent interruption in farming activities (e.g., because of seasonal flooding or groundwater seepage). Acquisition or compensation would be required for permanent or significant loss of economically viable operations.	
AIR QUALITY		
<u>Impact AQ-1</u> <u>Conflict with</u> <u>or Obstruct</u> <u>Implementation of the</u> <u>Applicable Air</u> <u>Quality Plan</u>	No mitigation is required.	No mitigation applies. For purposes of assessing a project's consistency with the AQMP, projects that are consistent with the growth forecast projections of employment and population forecasts identified in the RTP/SCS

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Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
		are considered consistent with the AQMP, since the growth projections contained in the RTP/SCS form the basis of the land use and transportation control portions of the AQMP. As previously discussed in Section 2.0 of this SCPE, the Proposed Project is consistent with the regional growth projections for the Montebello Subregion and is consistent with the smart growth policies of the 2020-2045 RTP/SCS to increase housing density within a HQT. Thus, the Project Site's location provides opportunities for residents, patrons, and visitors to use public transit to reduce vehicle trips. Studies by the California Department of Transportation, the U.S. Environmental Protection Agency and the Metropolitan Transportation Commission have found that focusing development in areas served by transit can result in local, regional and statewide benefits including reduced air pollution and energy consumption. The Proposed Project's close proximity to neighborhood-serving commercial/retail land uses and regional transit would result in fewer trips and a reduction to the Proposed Project's vehicle miles traveled (VMTs) as compared to the base trip rates for similar stand-alone land uses that are not located in close proximity to transit. Thus, because the Proposed Project would be consistent with the growth projections and regional land use planning policies of the 2020-2045 RTP/SCS (as discussed in greater detail in Section 2.0 and 3.0 of this SCPE, above), the Proposed Project would not conflict with or obstruct implementation of the 2016 AQMP. Therefore, no mitigation is required.
<u>Impact AQ-2</u> <u>Violate Any Air Quality Standard or Contribute to an Existing or Projected Air Quality Violation</u>	PMM-AQ-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to violating air quality standards. Such measures may include the following or other comparable measures identified by the Lead Agency: • Minimize land disturbance. • Suspend grading and earth moving when wind gusts exceed 25 miles per hour unless the soil is wet enough to prevent dust plumes. • Cover trucks when hauling dirt.	The Proposed Project would substantially conform to this Mitigation Measure. The Proposed Project would be subject to regulatory compliance measures that have been identified by the California Air Resources Board (CARB) and the South Coast Air Quality Management District (SCAQMD) and other agencies as set forth below, and would implement similar comparable measures, to facilitate consistency with plans for attainment of identified air quality standards, as applicable and feasible:

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Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
	• Stabilize the surface of dirt piles if not removed immediately. • Limit vehicular paths on unpaved surfaces and stabilize any temporary roads. • Minimize unnecessary vehicular and machinery activities. • Sweep paved streets at least once per day where there is evidence of dirt that has been carried on to the roadway. • Revegetate disturbed land, including vehicular paths created during construction to avoid future off-road vehicular activities. • On Caltrans projects, Caltrans Standard Specifications 10-Dust Control, 17-Watering, and 18-Dust Palliative shall be incorporated into project specifications. • Require contractors to assemble a comprehensive inventory list (i.e., make, model, engine year, horsepower, emission rates) of all heavy-duty off-road (portable and mobile) equipment (50 horsepower and greater) that could be used an aggregate of 40 or more hours for the construction project. Prepare a plan for approval by the applicable air district demonstrating achievement of the applicable percent reduction for a CARB-approved fleet. • Ensure that all construction equipment is properly tuned and maintained. • Minimize idling time to 5 minutes – saves fuel and reduces emissions. • Provide an operational water truck on-site at all times. Use watering trucks to minimize dust; watering should be sufficient to confine dust plumes to the project work areas. Sweep paved streets at least once per day where there is evidence of dirt that has been carried on to the roadway. • Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary power generators. • Develop a traffic plan to minimize community impacts as a result of traffic flow interference from construction activities. The plan may include advance public notice of routing, use of public transportation, and satellite parking areas with a shuttle service. Schedule operations affecting traffic for off-peak hours. Minimize obstruction of through-traffic lanes. Provide a flag person to guide traffic properly and ensure safety at construction sites. Project sponsors should consider developing	• Air Quality (Demolition, Site Clearing, Grading and Construction Activities): Compliance with provisions of SCAQMD District Rule 403. The Proposed Project will be required to comply with all applicable SCAQMD standards, including the following provisions of District Rule 403: - o Use tarps or other suitable enclosures on haul trucks; - o Limit vehicle speeds to 15 miles per hour; - o Washing mud and soils from equipment at the conclusion of trenching activities; - o Ensure that the loader bucket is close to the truck to minimize drop height while loading; - o Empty loader buckets slowly so that no dust plumes are generated; - o Maintain live perennial vegetation where possible; - o Limit vehicular traffic and disturbances on soils where possible; and, - o If interior block walls are planned, install as early as possible. • The Proposed Project shall comply with SCAQMD Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities, which specify work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials (ACM). • In accordance with Sections 2485 in Title 13 of the California Code of Regulations, the idling of all diesel fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location. • In accordance with Section 93115 in Title 17 of the California Code of Regulations, operation of any stationary, diesel-fueled, compression-ignition engines shall meet specified fuel and fuel additive requirements and emission standards. • The Proposed Project shall comply with SCAQMD Rule 1113 limiting the volatile organic compound content of architectural coatings. • The Proposed Project shall comply with SCAQMD Rule 1108 limiting the volatile

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Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
	a goal for the minimization of community impacts. - As appropriate require that portable engines and portable engine-driven equipment units used at the project work site, with the exception of on-road and off-road motor vehicles, obtain CARB Portable Equipment Registration with the state or a local district permit. Arrange appropriate consultations with the CARB or the District to determine registration and permitting requirements prior to equipment operation at the site. - Require projects to use Tier 4 Final equipment or better for all engines above 50 horsepower (hp). In the event that construction equipment cannot meet to Tier 4 Final engine certification, the Project representative or contractor must demonstrate through future study with written findings supported by substantial evidence that is approved by SCAG before using other technologies/strategies. Alternative applicable strategies may include, but would not be limited to, construction equipment with Tier 4 Interim or reduction in the number and/or horsepower rating of construction equipment and/or limiting the number of construction equipment operating at the same time. All 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 contractor(s) should make available for inspection and remain on-site for a period of at least two years from completion of construction, unless the individual project can demonstrate that Tier 4 engines would not be required to mitigate emissions below significance thresholds. Project sponsors should also consider including ZE/ZNE technologies where appropriate and feasible. - Projects located within the South Coast Air Basin should consider applying for South Coast AQMD "SOON" funds which provides funds to applicable fleets for the purchase of commercially available low-emission heavy-duty engines to achieve near-term reduction of NOx emissions from in-use off-road diesel vehicles. - Projects located within AB 617 communities should review the applicable Community	organic compound content from cutback asphalt. - New on-site facility nitrogen oxide emissions shall be minimized through the use of emission control measures (e.g., use of best available control technology for new combustion sources such as boilers and water heaters) as required by SCAQMD Regulation XIII, New Source Review. - The Proposed Project shall use Tier 4 Final equipment or better for all engines above 50 horsepower (hp), provided such equipment is commercially available and feasible to utilize. In the event that construction equipment cannot meet to Tier 4 Final engine certification, the Project representative or contractor must demonstrate through future study with written findings supported by substantial evidence that is approved by SCAG before using other technologies/strategies. Alternative applicable strategies may include, but would not be limited to, construction equipment with Tier 4 Interim or reduction in the number and/or horsepower rating of construction equipment and/or limiting the number of construction equipment operating at the same time. All 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 contractor(s) should make available for inspection and remain on-site for a period of at least two years from completion of construction, unless the individual project can demonstrate that Tier 4 engines would not be required to mitigate emissions below significance thresholds. Project sponsors should also consider including ZE/ZNE technologies where appropriate and feasible. In addition, the Proposed Project would not introduce sensitive receptors within 500 feet of freeways. Accordingly, with implementation of all applicable CARB and SCAQMD regulatory requirements, the Proposed Project would minimize emissions and would therefore be substantially in conformance with PMM-AQ-1.

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Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
	Emissions Reduction Plan (CERP) for additional mitigation that can be applied to individual projects. - Where applicable, projects should provide information about air quality related programs to schools, including the Environmental Justice Community Partnerships (EJCP), Clean Air Ranger Education (CARE), and Why Air Quality Matters programs. - Projects should work with local cities and counties to install adequate signage that prohibits truck idling in certain locations (e.g., near schools and sensitive receptors). - As applicable for airport projects, the following measures should be considered: - Considering operational improvements to reduce taxi time and auxiliary power unit usage, where feasible. Additionally, consider single engine taxiing, if feasible as allowed per Federal Aviation Administration guidelines. - Set goals to achieve a reduction in emissions from aircraft operations over the lifetime of the proposed project. - Require the use of ground service equipment (GSE) that can operate on battery-power. If electric equipment cannot be obtained, require the use of alternative fuel, the cleanest gasoline equipment, or Tier 4, at a minimum. - As applicable for port projects, the following measures should be considered: - Develop specific timelines for transitioning to zero emission cargo handling equipment (CHE). - Develop interim performance standards with a minimum amount of CHE replacement each year to ensure adequate progress - Use short side electric power for ships, which may include tugboats and other ocean-going vessels or develop incentives to gradually ramp up the usage of shore power. - Install the appropriate infrastructure to provide shore power to operate the ships. Electrical hookups should be appropriately sized. - Maximize participation in the Port of	

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Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
	Los Angeles' Vessel Speed Reduction Program or the Port of Long Beach's Green Flag Initiation Program in order to reduce the speed of vessel transiting within 40 nautical miles of Point Fermin. • Encourage the participation in the Green Ship Incentives. • Offer incentives to encourage the use of on-dock rail. • As applicable for rail projects, the following measures should be considered: • Provide the highest incentives for electric locomotives and then locomotives that meet Tier 5 emission standards with a floor on the incentives for locomotives that meet Tier 4 emission standards. • Projects that will introduce sensitive receptors within 500 feet of freeways and other sources should consider installing high efficiency of enhanced filtration units, such as Minimum Efficiency Reporting Value (MERV) 13 or better. Installation of enhanced filtration units can be verified during occupancy inspection prior to the issuance of an occupancy permit. • Develop an ongoing monitoring, inspection, and maintenance program for the MERV filters. • Disclose potential health impacts to prospective sensitive receptors from living in close proximity to freeways or other sources of air pollution and the reduced effectiveness of air filtration systems when windows are open or residents are outside. • Identify the responsible implementing and enforcement agency to ensure that enhanced filtration units are installed on-site before a permit of occupancy is issued. • Disclose the potential increase in energy costs for running the HVAC system to prospective residents. • Provide information to residents on where MERV filters can be purchased. • Provide recommended schedule (e.g., every year or every six months) for replacing the enhanced filtration units.	

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Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
	- Identify the responsible entity such as future residents themselves, Homeowner's Association, or property managers for ensuring enhanced filtration units are replaced on time. - Identify, provide, and disclose ongoing cost-sharing strategies, if any, for replacing the enhanced filtration units. - Set criteria for assessing progress in installing and replacing the enhanced filtration units; and - Develop a process for evaluating the effectiveness of the enhanced filtration units. - Consult the SCAG Environmental Justice Toolbox for potential measures to address impacts to low-income and/or minority communities	
<i>Impact AQ-3 Cumulative Increase of Criteria Pollutant for Which Project is Non-Attainment</i>	See PMM-AQ-1.	The Proposed Project would substantially conform to this Mitigation Measure. See discussion of the applicability of PMM AQ-1 above. The Proposed Project would be subject to regulatory compliance measures that have been identified by CARB and SCAQMD and other agencies that would be equal to or more effective than this mitigation measure. Accordingly, with implementation of all applicable CARB and SCAQMD regulatory requirements, the Proposed Project would minimize emissions and would therefore be substantially in conformance with PMM-AQ-1. No mitigation is required.
<i>Impact AQ-4 Expose Sensitive Receptors to Substantial Pollutant Concentrations</i>	See PMM-AQ-1.	The Proposed Project would substantially conform to this Mitigation Measure. See discussion of the applicability of PMM AQ-1 under Impact AQ-2. The Proposed Project would be subject to regulatory compliance measures that have been identified by CARB and SCAQMD and other agencies that would be equal to or more effective than this mitigation measure. Accordingly, with implementation of all applicable CARB and SCAQMD regulatory requirements, the Proposed Project would minimize emissions and would therefore be substantially in conformance with PMM-AQ-1. No mitigation is required.
<i>Impact AQ-5</i>		

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Topic	Project-Level Mitigation Measures	Applicability to the Project
Result in Other Emissions (Odors)	No mitigation is required.	No mitigation applies. Notwithstanding the fact that no mitigation is identified for this impact area, as discussed above under Impact AQ-2, the Proposed Project would implement regulatory compliance measures that would minimize emissions, including potentially associated odors, during construction. Moreover, once occupied, the Proposed Project would not result in the generation of objectionable odors since the Proposed Project is residential in nature and will not be involved in any odor generating activities known to produce significant odors and dust (i.e. agriculture, chemical plants). Therefore, no potential impacts are anticipated.
BIOLOGICAL RESOURCES		
<u>Impact BIO-1</u> Adverse Effect on Candidate, Sensitive, or Special Status Species	PMM-BIO-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to threatened and endangered species, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: • Require project design to avoid occupied habitat, potentially suitable habitat, and designated critical habitat, wherever practicable and feasible. • Where avoidance is determined to be infeasible, provide conservation measures to fulfill the requirements of the applicable authorization for incidental take pursuant to Section 7 or 10(a) of the federal ESA, Section 2081 of the California ESA to support issuance of an incidental take permit, and/or as identified in local or regional plans. Conservation strategies to protect the survival and recovery of federally and state-listed endangered and local special status species may include: I. Impact minimization strategies II. Contribution of in-lieu fees for in-kind conservation and mitigation efforts III. Use of in-kind mitigation bank credits IV. Funding of research and recovery efforts V. Habitat restoration	No mitigation required. The Project Sites are located in an urbanized area of the City and are improved with residential dwelling units. Accordingly, they do not contain any critical habitat or support any species identified or designated as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. ³² The Project Site is located in an urbanized area of the City. In addition, while there are multiple mature trees located along both sides of the Poplar Avenue public right-of-way, these trees would remain intact with the implementation of the Proposed Project. Should these trees need to be trimmed or removed in the future to accommodate the Proposed Project, the Project Applicant would need to conform to Section 12.08.060 of the City's Municipal Code, which outlines specific instructions regarding the removal and replacement of public trees. In addition, in compliance with the federal Migratory Bird Treaty Act (MBTA), any proposed tree removal activities would take place outside of the nesting season (February 15–September 15) to the greatest extent practicable. To the extent that vegetation removal activities must occur during the nesting season, a biological monitor would be present during the removal activities to ensure that no active nests would be impacted. If active nests are found, a 300-

³² California Department of Fish and Wildlife California Natural Biodiversity Database (CNDDDB) Bios Viewer for the El Monte Quadrangle.

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Topic	Project-Level Mitigation Measures	Applicability to the Project
	VI. Establishment of conservation easements VII. Permanent dedication of in-kind habitat • Design projects to avoid desert native plants protected under the California Desert Native Plants Act, salvage and relocate desert native plants, and/or pay in lieu fees to support off-site long-term conservation strategies. • Temporary access roads and staging areas will not be located within areas containing sensitive plants, wildlife species or native habitat wherever feasible, so as to avoid or minimize impacts to these species. • Develop and implement a Worker Environmental Awareness Program (environmental education) to inform project workers of their responsibilities to avoid and minimize impacts on sensitive biological resources. • Retain a qualified botanist to document the presence or absence of special status plants before project implementation. • Appoint a qualified biologist to monitor construction activities that may occur in or adjacent to occupied sensitive species' habitat to facilitate avoidance of resources not permitted for impact. • Appoint a qualified biologist to monitor implementation of mitigation measures. • Schedule construction activities to avoid sensitive times for biological resources (e.g. steelhead spawning periods during the winter and spring, nesting bird season) and to avoid the rainy season when erosion and sediment transport is increased. • Develop an invasive species control plan associated with project construction. • If construction occurs during breeding seasons in or adjacent to suitable habitat, include appropriate sound attenuation measures required for sensitive avian species and other best management practices appropriate for potential local sensitive wildlife • Conduct pre-construction surveys to delineate occupied sensitive species' habitat to facilitate avoidance. • Where projects are determined to be within suitable habitat and may impact listed or sensitive species that have specific field survey protocols or guidelines outlined by the USFWS, CDFW, or other local agency, conduct preconstruction surveys that follow	foot buffer (500 feet for raptors) would be established until the fledglings have left the nest. As such, due to the lack of existing species as well as compliance with existing regulatory requirements, mitigation pertaining to biological resources is not applicable to the Proposed Project.

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Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
	applicable protocols and guidelines and are conducted by qualified and/or certified personnel.	
<u>Impact BIO-2</u> Adverse Effect on Riparian Habitat or Other Sensitive Natural Community	See PMM-BIO-1. PMM-BIO-2: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to riparian habitats and other sensitive natural communities, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Consult with the USFWS and NMFS where such state-designated sensitive or riparian habitats provide potential or occupied habitat for federally listed rare, threatened, and endangered species afforded protection pursuant to the federal ESA. b) Consult with the USFS where such state-designated sensitive or riparian habitats provide potential or occupied habitat for federally listed rare, threatened, and endangered species afforded protection pursuant to the federal ESA and any additional species afforded protection by an adopted Forest Land Management Plan or Resource Management Plan for the four national forests in the six-county area: Angeles, Cleveland, Los Padres, and San Bernardino. c) Consult with the CDFW where such state-designated sensitive or riparian habitats provide potential or occupied habitat for state-listed rare, threatened, and endangered species afforded protection pursuant to the California ESA, or Fully Protected Species afforded protection pursuant to the State Fish and Game Code. d) Consult with the CDFW pursuant to the provisions of Section 1600 of the State Fish and Game Code as they relate to Lakes and Streambeds. e) Consult with the USFWS, USFS, CDFW, and counties and cities in the SCAG	No mitigation applies. The Project Sites are located in an urbanized area of the City and are improved with residential dwelling units. No riparian habitat or other sensitive natural communities are located on the Project Site. Therefore, development of the Project would not result in adverse effects to any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service.³³ Moreover, as described above under PMM-BIO-1, all tree removals or pruning would take place in conformance with the MBTA and local regulations. As such, mitigation pertaining to biological resources is not applicable to the Proposed Project.

³³ U.S. Fish and Wildlife Service. *Wetlands Mapper*. <http://www.fws.gov/Wetlands/data/Mapper.html>

Table 4**Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)**

Topic	Project-Level Mitigation Measures	Applicability to the Project
	region, where state-designated sensitive or riparian habitats are occupied by birds afforded protection pursuant to the MBTA during the breeding season. f) Consult with the CDFW for state-designated sensitive or riparian habitats where furbearing mammals, afforded protection pursuant to the provisions of the State Fish and Game Code for furbearing mammals, are actively using the areas in conjunction with breeding activities. g) Require project design to avoid sensitive natural communities and riparian habitats, wherever practicable and feasible. h) Where avoidance is determined to be infeasible, develop sufficient conservation measures through coordination with local agencies and the regulatory agency (i.e., USFWS or CDFW) to protect sensitive natural communities and riparian habitats and develop appropriate compensatory mitigation, where required. i) Appoint a qualified wetland biologist to monitor construction activities that may occur in or adjacent to sensitive communities. j) Appoint a qualified wetland biologist to monitor implementation of mitigation measures. k) Schedule construction activities to avoid sensitive times for biological resources and to avoid the rainy season when erosion and sediment transport is increased. l) When construction activities require stream crossings, schedule work during dry conditions and use rubber-wheeled vehicles, when feasible. Have a qualified wetland scientist determine if potential project impacts require a Notification of Lake or Streambed Alteration to CDFW during the planning phase of projects. m) Consult with local agencies, jurisdictions, and landowners where such state-designated sensitive or riparian habitats are afforded protection pursuant an adopted regional conservation plan. n) Install fencing and/or mark sensitive habitat to be avoided during construction activities.	

Table 4

Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
	o) Salvage and stockpile topsoil (the surface material from 6 to 12 inches deep) and perennial native plants, when recommended by the qualified wetland biologist, for use in restoring native vegetation to areas of temporary disturbance within the project area. Salvage of soils containing invasive species, seeds and/or rhizomes will be avoided as identified by the qualified wetland biologist. p) Revegetate with appropriate native vegetation following the completion of construction activities, as identified by the qualified wetland biologist. q) Complete habitat enhancement (e.g., through removal of non-native invasive wetland species and replacement with more ecologically valuable native species). r) Use Best Management Practices (BMPs) at construction sites to minimize erosion and sediment transport from the area. BMPs include encouraging growth of native vegetation in disturbed areas, using straw bales or other silt-catching devices, and using settling basins to minimize soil transport.	
<u>Impact BIO-3</u> Adverse Effect on State or Federally Protected Wetlands	See PMM-BIO-1 and PMM-BIO-2. PMM-BIO-3: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to wetlands, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Require project design to avoid federally protected aquatic resources consistent with the provisions of Sections 404 and 401 of the CWA, wherever practicable and feasible. b) Where the lead agency has identified that a project, or other regionally significant project, has the potential to impact other wetlands or waters, such as those considered Waters Of the State of	No mitigation applies. The Project Sites are not located on protected wetlands or water features that are in the jurisdiction and responsibility of the U.S. Army Corps of Engineers, public agencies and/or Lead Agencies.³⁴ Therefore, mitigation measures related to the protection of biological resources are not applicable to the Proposed Project.

³⁴ *Ibid.*

Table 4

Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
	California under the State Wetland Definition and Procedures for Dischargers of Dredged or Fill Material to Waters of the State, not protected under Section 404 or 401 of the CWA, seek comparable coverage for these wetlands and waters in consultation with the SWRCB, applicable RWQCB, and CDFW. c) Where avoidance is determined to be infeasible, develop sufficient conservation measures to fulfill the requirements of the applicable authorization for impacts to federal and state protected aquatic resource to support issuance of a permit under Section 404 of the CWA as administered by the USACE. The use of an authorized Nationwide Permit or issuance of an individual permit requires the project applicant to demonstrate compliance with the USACE's Final Compensatory Mitigation Rule. The USACE reviews projects to ensure environmental impacts to aquatic resources are avoided or minimized as much as possible. Consistent with the administration's performance standard of "no net loss of wetlands" a USACE permit may require a project proponent to restore, establish, enhance or preserve other aquatic resources in order to replace those affected by the proposed project. This compensatory mitigation process seeks to replace the loss of existing aquatic resource functions and area. Project proponents required to complete mitigation are encouraged to use a watershed approach and watershed planning information. The new rule establishes performance standards, sets timeframes for decision making, and to the extent possible, establishes equivalent requirements and standards for the three sources of compensatory mitigation: • Permittee-responsible mitigation • Contribution of in-kind in-lieu fees • Use of in-kind mitigation bank credits • Where avoidance is determined to be infeasible and d) Where avoidance is determined to be infeasible and proposed projects' impacts	

Table 4

Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
	exceed an existing Nationwide Permit (NWP) and/or California SWRCB-certified NWP, or applicable County Special Area Management Plan (SAMP), the lead agency should provide USACE and SWRCB (where applicable) an alternative analysis consistent with the Least Environmentally Damaging Practicable Alternatives in this order of priorities: • Avoidance • Impact Minimization • On-site alternatives • Off-site alternatives e) Require review of construction drawings by a certified wetland delineator as part of each project-specific environmental analysis to determine whether aquatic resources will be affected and, if necessary, perform formal wetland delineation.	
<u>Impact BIO-4</u> <i>Interfere with the Movement of Species, Migratory Wildlife Corridors, Impede Use of Native Wildlife Nursery</i>	See PMM-BIO-1 through PMM-BIO-3. PMM-BIO-4: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to wildlife movement, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Consult with the USFS where impacts to migratory wildlife corridors may occur in an area afforded protection by an adopted Forest Land Management Plan or Resource Management Plan for the four national forests in the six-County area: Angeles, Cleveland, Los Padres, and San Bernardino. b) Consult with counties, cities, and other local organizations when impacts may occur to open space areas that have been designated as important for wildlife movement related to local ordinances or conservation plans. c) Prohibit construction activities within 500 feet of occupied breeding areas for wildlife afforded protection pursuant to Title 14 § 460 of the California Code of Regulations protecting fur-bearing mammals, during the breeding season.	No mitigation applies. The Project Sites are improved with residential dwelling units and are located in an urbanized area of the City. The Project Sites are not located within or adjacent to migratory fish, wildlife species, or established native resident and/or migratory wildlife corridors, or native wildlife nursery sites. Furthermore, as described above under PMM-BIO-1, the Project would comply with the MBTA potential impacts to migratory birds would not occur in connection with the removal or pruning of trees. Therefore, mitigation measures related to the protection of biological resources are not applicable to the Proposed Project.

Table 4**Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)**

Topic	Project-Level Mitigation Measures	Applicability to the Project
	d) Conduct a survey to identify active raptor and other migratory nongame bird nests by a qualified biologist at least two weeks before the start of construction at project sites from February 1 through August 31. e) Prohibit construction activities with 300 feet of occupied nest of birds afforded protection pursuant to the Migratory Bird Treaty Act, during the breeding season. f) Ensure that suitable nesting sites for migratory nongame native bird species protected under the Migratory Bird Treaty Act and/or trees with unoccupied raptor nests should only be removed prior to February 1, or following the nesting season. g) When feasible and practicable, proposed projects will be designed to minimize impacts to wildlife movement and habitat connectivity and preserve existing and functional wildlife corridors. h) Conduct site-specific analyses of opportunities to preserve or improve habitat linkages with areas on- and off-site. i) Long linear projects with the possibility of impacting wildlife movement should analyze habitat linkages/wildlife movement corridors on a broad scale to avoid critical narrow choke points that could reduce function of recognized movement corridor. j) Require review of construction drawings and habitat connectivity mapping by a qualified biologist to determine the risk of habitat fragmentation. k) Pursue mitigation banking to preserve habitat linkages and corridors (opportunities to purchase, maintain, and/or restore offsite habitat). l) When practicable and feasible design projects to promote wildlife corridor redundancy by including multiple connections between habitat patches. m) Evaluate the potential for installation of overpasses, underpasses, and culverts to create wildlife crossings in cases where a roadway or other transportation project may interrupt the flow of species through their habitat. Retrofitting of existing infrastructure in project areas should also be considered for wildlife crossings for purposes of mitigation.	

Table 4

Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
	n) Install wildlife fencing where appropriate to minimize the probability of wildlife injury due to direct interaction between wildlife and roads or construction. o) Where avoidance is determined to be infeasible, design sufficient conservation measures through coordination with local agencies and the regulatory agency (i.e., USFWS or CDFW) and in accordance with the respective counties and cities general plans to establish plans to mitigate for the loss of fish and wildlife movement corridors and/or wildlife nursery sites. The consideration of conservation measures may include the following measures, in addition to the measures outlined in MM-BIO-1(b), where applicable: • Wildlife movement buffer zones • Corridor realignment • Appropriately spaced breaks in center barriers • Stream rerouting • Culverts • Creation of artificial movement corridors such as freeway under- or overpasses • Other comparable measures p) Where the lead agency has identified that a RTP/SCS project, or other regionally significant project, has the potential to impact other open space or nursery site areas, seek comparable coverage for these areas in consultation with the USFWS, CDFW, NMFS, or other local jurisdictions. q) Incorporate applicable and appropriate guidance (e.g. FHWA-HEP-16-059), as well as best management practices, to benefit pollinators with a focus on native plants.	
<u>Impact BIO-5</u> <i>Conflict with Local Policies or Ordinances Protecting Biological Resources</i>	See PMM-BIO-1 through PMM-BIO-4. PMM-BIO-5: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation measures to reduce conflicts with local policies and ordinances protecting biological resources, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency:	No mitigation applies. The Project Sites are completely paved and developed, and no significant vegetation exists. Title 12 (Streets, Sidewalks, and Public Places) Chapter 12.08 – Trees and Shrubs of City Municipal Code serves as the City’s “Tree Ordinance.” The ordinance prohibits the removal and/or cutting of trees located in public spheres such as easements, streets, and parks. There are multiple mature trees located along both sides

Table 4

Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
	a) Consult with the appropriate local agency responsible for the administration of the policy or ordinance protecting biological resources. b) Prioritize retention of trees on-site consistent with local regulations. Provide adequate protection during the construction period for any trees that are to remain standing, as recommended by an International Society of Arboriculture (ISA) certified arborist. c) If specific project area trees are designated as "Protected Trees," "Landmark Trees," or "Heritage Trees," obtain approval for encroachment or removals through the appropriate entity, and develop appropriate mitigation measures at that time, to ensure that the trees are replaced. Mitigation trees shall be locally collected native species, as directed by a qualified biologist. d) Appoint an ISA certified arborist to monitor construction activities that may occur in areas with trees are designated as "Protected Trees," "Landmark Trees," or "Heritage Trees," to facilitate avoidance of resources not permitted for impact. Before the start of any clearing, excavation, construction or other work on the site, securely fence off every protected tree deemed to be potentially endangered by said site work. Keep such fences in place for duration of all such work. Clearly mark all trees to be removed. e) Establish a scheme for the removal and disposal of logs, brush, earth and other debris that will avoid injury to any protected tree. Where proposed development or other site work could encroach upon the protected perimeter of any protected tree, incorporate special measures to allow the roots to breathe and obtain water and nutrients. Minimize any excavation, cutting, filing, or compaction of the existing ground surface within the protected perimeter. Require that no change in existing ground level occur from the base of any protected tree at any time. Require that no burning or use of equipment with an open flame occur near or within the protected perimeter of any protected tree. f) Require that no storage or dumping of oil, gas, chemicals, or other substances that	of the Poplar Avenue public right-of-way. These trees would remain intact during the development of the Proposed Project. Nevertheless, should these trees be removed in the future to accommodate the Proposed Project, the Project Applicant would need to conform to Section 12.08.060 of the City's Municipal Code, which outlines specific instructions regarding the removal and replacement of public trees. Furthermore, as described above under PMM-BIO-1, the Project would comply with the MBTA to ensure that potential impacts to migratory birds would not occur in connection with the removal or pruning of trees. As such, none of the Mitigation Measures that pertain to potential conflicts with local policies or ordinances protecting biological resources are applicable.

Table 4**Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)**

Topic	Project-Level Mitigation Measures	Applicability to the Project
	may be harmful to trees occur from the base of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. Require that no heavy construction equipment or construction materials be operated or stored within a distance from the base of any protected trees. Require that wires, ropes, or other devices not be attached to any protected tree, except as needed for support of the tree. Require that no sign, other than a tag showing the botanical classification, be attached to any protected tree. g) Thoroughly spray the leaves of protected trees with water periodically during construction to prevent buildup of dust and other pollution that would inhibit leaf transpiration, as directed by the certified arborist. h) If any damage to a protected tree should occur during or as a result of work on the site, the appropriate local agency will be immediately notified of such damage. If, such tree cannot be preserved in a healthy state, as determined by the certified arborist, require replacement of any tree removed with another tree or trees on the same site deemed adequate by the local agency to compensate for the loss of the tree that is removed. Remove all debris created as a result of any tree removal work from the property within two weeks of debris creation, and such debris shall be properly disposed of in accordance with all applicable laws, ordinances, and regulations. Design projects to avoid conflicts with local policies and ordinances protecting biological resources i) Where avoidance is determined to be infeasible, sufficient conservation measures to fulfill the requirements of the applicable policy or ordinance shall be developed, such as to support issuance of a tree removal permit. The consideration of conservation measures may include: • Avoidance strategies • Contribution of in-lieu fees • Planting of replacement trees • Re-landscaping areas with native vegetation post-construction	

Table 4

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Topic	Project-Level Mitigation Measures	Applicability to the Project
	Other comparable measures developed in consultation with local agency and certified arborist.	
<i>Impact BIO-6 Conflict with Habitat Conservation Plan, Natural Community Conservation Plan, Local, Regional, or State Habitat Conservation Plan</i>	See PMM-BIO-1 through PMM-BIO-5. PMM-BIO-6: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects on HCPs and NCCPs, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: - Consult with the appropriate federal, state, and/or local agency responsible for the administration of HCPs or NCCPs. - Wherever practicable and feasible, the project shall be designed to avoid lands preserved under the conditions of an HCP or NCCP. - Where avoidance is determined to be infeasible, sufficient conservation measures to fulfill the requirements of the HCP and/or NCCP, which would include but not be limited to applicable authorization for incidental take pursuant to Section 7 or 10(a) of the federal Endangered Species Act or Section 2081 of the California ESA, shall be developed to support issuance of an incidental take permit or any other permissions required for development within the HCP/NCCP boundaries. The consideration of additional conservation measures would include the measures outlined in SMM-BIO-2, where applicable.	No mitigation applies. No locally designated natural communities are known to occur on or adjacent to the Project Sites.³⁵ Furthermore, the Project Site is not within or adjacent to an existing Significant Ecological Area.³⁶ Therefore, mitigation measures related to potential effects such conservation and habitat plans are not applicable to the Proposed Project.
CULTURAL RESOURCES		
<i>Impact CULT-1 Cause Adverse Change in Significance of Historical</i>	PMM-CULT-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects	No mitigation applies/The Proposed Project will substantially conform to this Mitigation Measure. As discussed in Section 2.0 of this SCPE, the Project does not involve and would not affect any historic resources, and no known

³⁵ California Department of Fish & Wildlife, *California Regional Conservation Plans*. Available at: www.wildlife.ca.gov/Conservation/Planning/NCCP/Plans. Natural Community Conservation Plans. Available at: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline>.

³⁶ Los Angeles County Department of Regional Planning, 2020. *Planning & Zoning Information, GIS-NET3 online database*. Available at: <http://planning.lacounty.gov/gisnet3>.

Table 4

Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
Resource Pursuant to Section 15064.5	related to historical resources, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Pursuant to <i>CEQA Guidelines</i> Section 15064.5, conduct a record search during the project planning phase at the appropriate Information Center to determine whether the project area has been previously surveyed and whether historical resources were identified. b) During the project planning phase, retain a qualified architectural historian, defined as an individual who meets the Secretary of the Interior's (SOI) Professional Qualification Standards (PQS) in Architectural History, to conduct historic architectural surveys if a built environment resource greater than 45 years in age may be affected by the project or if recommended by the Information Center. c) Comply with Section 106 of the National Historic Preservation Act (NHPA) including, but not limited to, projects for which federal funding or approval is required for the individual project. This law requires federal agencies to evaluate the impact of their actions on resources included in or eligible for listing in the National Register. Federal agencies must coordinate with the State Historic Preservation Officer in evaluating impacts and developing mitigation. These mitigation measures may include, but are not limited to the following: • Employ design measures to avoid historical resources and undertake adaptive reuse where appropriate and feasible. If resources are to be preserved, as feasible, carry out the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction in a manner consistent with the Secretary of the Interior's Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. If resources would be impacted, impacts	historic or otherwise significant events have occurred within the Project Sites. As such, no mitigation regarding potential impacts to historic resources is required. It is not anticipated that the Project Site contains significant archaeological resources. However, if an unexpected discovery should occur, the Proposed Project will be required to comply with the following measure, which substantially conforms with PMM-CULT-1 in avoiding potential impacts to inadvertent finds of archeological cultural resources: • Cultural Resources (Archaeological Resources): In the unlikely event that archaeological resources or human remains are uncovered by construction crews, all construction activities shall be halted, and the City of Montebello Police Department will be contacted (the Department will then contact the County Coroner). The provisions of Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA and California Health and Safety Code Section 7050.5(b) will apply in terms of the identification of significant archaeological resources and their salvage. Compliance with the above-listed measures would reduce any potentially significant impacts regarding the inadvertent discovery of archeological resources and would therefore be substantially in conformance with PMM-CULT-1. No further mitigation is required.

Table 4

Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
	should be minimized to the extent feasible. • Wherever feasible, noise buffers/walls and/or visual buffers/landscaping should be constructed to preserve the contextual setting of significant built resources. d) If a project requires the relocation, rehabilitation, or alteration of an eligible historical resource, the Secretary of the Interior's Standards for the Treatment of Historic Properties should be used to the maximum extent possible to ensure the historical significance of the resource is not impaired. The application of the standards should be overseen by an architectural historian or historic architect meeting the SOI PQS. Prior to any construction activities that may affect the historical resource, a report, meeting industry standards, should identify and specify the treatment of character-defining features and construction activities and be provided to the Lead Agency for review and approval. e) If a project would result in the demolition or significant alteration of a historical resource eligible for or listed in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), or local register, recordation should take the form of Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER), or Historic American Landscape Survey (HALS) documentation, and should be performed by an architectural historian or historian who meets the SOI PQS. Recordation should meet the SOI Standards and Guidelines for Architectural and Engineering, which defines the products acceptable for inclusion in the HABS/HAER/HALS collection at the Library of Congress. The specific scope and details of documentation should be developed at the project level in coordination with the Lead Agency. f) During the project planning phase, obtain a qualified archaeologist, defined as one who meets the SOI PQS for archaeology,	

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Topic	Project-Level Mitigation Measures	Applicability to the Project
	to conduct a record search at the appropriate Information Center of the California Historical Resources Information System (CHRIS) to determine whether the project area has been previously surveyed and whether resources were identified. g) Contact the NAHC to request a Sacred Lands File search and a list of relevant Native American contacts who may have additional information. h) During the project planning phase, obtain a qualified archaeologist or architectural historian (depending on applicability) to conduct archaeological and/or historic architectural surveys as recommended by the qualified professional, the Lead Agency, or the Information Center. In the event the qualified professional or Information Center will make a recommendation on whether a survey is warranted based on the sensitivity of the project area for archaeological resources. Survey shall be conducted where the records indicate that no previous survey has been conducted, or if survey has not been conducted within the past 10 years. If tribal resources are identified during tribal outreach, consultation, or the record search, a Native American representative traditionally affiliated with the project area, as identified by the NAHC, shall be given the opportunity to provide a representative or monitor to assist with archaeological surveys. i) If potentially significant archaeological resources are identified through survey, and impacts to these resources cannot be avoided, a Phase II Testing and Evaluation investigation should be performed by a qualified archaeologist prior to any construction-related ground-disturbing activities to determine significance. If resources determined significant or unique through Phase II testing, and avoidance is not possible, appropriate resource-specific mitigation measures should be established by the lead agency, in consultation with consulting tribes, where appropriate, and undertaken by qualified personnel. These might include a Phase III data recovery	

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Topic	Project-Level Mitigation Measures	Applicability to the Project
	program implemented by a qualified archaeologist and performed in accordance with the OHP's Archaeological Resource Management Reports (ARMR): Recommended Contents and Format and Guidelines for Archaeological Research Designs. Additional options can include 1) interpretative signage, or 2) educational outreach that helps inform the public of the past activities that occurred in this area. Should the project require extended Phase I testing, Phase II evaluation, or Phase III data recovery, a Native American representative traditionally affiliated with the project area, as indicated by the NAHC, shall be given the opportunity to provide a representative or monitor to assist with the archaeological assessments. The long-term disposition of archaeological materials collected from a significant resource should be determined in consultation with the affiliated tribe(s), where relevant; this could include curation with a recognized scientific or educational repository, transfer to the tribe, or respectful reinternment in an area designated by the tribe. j) In cases where the project area is developed and no natural ground surface is exposed, sensitivity for subsurface resources should be assessed based on review of literature, geology, site development history, and consultation with tribal parties. If this archaeological desktop assessment indicates that the project is located in an area sensitive for archaeological resources, as determined by the Lead Agency in consultation with a qualified archaeologist, the project should retain an archaeological monitor and, in the case of sensitivity for tribal resources, a tribal monitor, to observe ground disturbing operations, including but not limited to grading, excavation, trenching, or removal of existing features of the subject property. The archaeological monitor should be supervised by an archaeologist meeting the SOI PQS k) Conduct construction activities and excavation to avoid cultural resources (if	

Table 4

Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
	identified). If avoidance is not feasible, further work may be needed to determine the importance of a resource. Retain a qualified archaeologist, and/or as appropriate, a qualified architectural historian who should make recommendations regarding the work necessary to assess significance. If the cultural resource is determined to be significant under state or federal guidelines, impacts to the cultural resource will need to be mitigated. l) Stop construction activities and excavation in the area where cultural resources are found until a qualified archaeologist can determine whether these resources are significant, and tribal consultation can be conducted, in the case of tribal resources. If the archaeologist determines that the discovery is significant, its long-term disposition should be determined in consultation with the affiliated tribe(s); this could include curation with a recognized scientific or educational repository, transfer to the tribe, or respectful reinternment in an area designated by the tribe.	
<u>Impact CULT-2</u> <i>Cause a Substantial Adverse Change in the Significance of an Archaeological Resource, Pursuant to § 15064.5</i>	See PMM CULT-1.	The Proposed Project will substantially conform to this Mitigation Measure. As noted above, it is not anticipated that the Project Site contains significant archaeological resources. However, if an unexpected discovery should occur, the Proposed Project will be required to comply with the above-described measure, which substantially conforms with PMM-CULT-1 in avoiding potential impacts to inadvertent finds of archeological cultural resources. Regarding the inadvertent discovery of tribal cultural resources, see the below discussion of Impact TCR-1. No further mitigation is required.
<u>Impact CULT-3</u> <i>Disturb Human Remains, Including Those Interred Outside Cemeteries</i>	PMM-CULT-2: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to human remains, as applicable and feasible. Such measures may include the following or other comparable measures identified	No mitigation applies. It is not anticipated that the Proposed Project would disturb human remains, as both Project Sites have already previously been disturbed in connection with the existing development. Nonetheless, if an unexpected discovery should occur, compliance with the following regulatory compliance measure, which is capable of

Table 4

Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
	by the Lead Agency: a) In the event of discovery or recognition of any human remains during construction or excavation activities associated with the project, in any location other than a dedicated cemetery, cease further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remains are discovered has been informed and has determined that no investigation of the cause of death is required. b) If any discovered remains are of Native American origin, as determined by the county Coroner, an experienced osteologist, or another qualified professional: • Contact the County Coroner to contact the NAHC to designate a Native American Most Likely Descendant (MLD). The MLD should make a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods. This may include obtaining a qualified archaeologist or team of archaeologists to properly excavate the human remains. In some cases, it is necessary for the Lead Agency, qualified archaeologist, or developer to also reach out to the NAHC to coordinate and ensure notification in the event the Coroner is not available. • If the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation within 48 hours after being notified by the commission, or the landowner or his representative rejects the recommendation of the MLD and the mediation by the NAHC fails to provide measures acceptable to the landowner, obtain a culturally affiliated Native American monitor, and an	avoiding or reducing significant impacts on human remains, are equal to or more effective than this mitigation measure: • Cultural Resources (Human Remains): In the unlikely event that human remains are uncovered by construction crews, all construction activities shall be halted, and the City of Montebello Police Department will be contacted (the Department will then contact the County Coroner). This is a standard condition under California Health and Safety Code Section 7050.5(b), which states: - o “In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with (b) Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to

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Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
	archaeologist, if recommended by the Native American monitor, and rebury the Native American human remains and any associated grave goods, with appropriate dignity, on the property and in a location that is not subject to further subsurface disturbance.	believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.” • In addition, Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA and California Health and Safety Code Section 7050.5(b) will apply in terms of the identification of significant archaeological resources and their salvage. Compliance with the above-listed regulatory compliance measures substantially conforms to this Mitigation Measure, and would reduce any potentially significant impacts.
ENERGY		
<u>Impact ENR-1</u> <i>Result in Wasteful, Inefficient, or Unnecessary Consumption of Energy Resources, During Project Construction or Operation</i>	No mitigation is required.	No mitigation applies. The Proposed Project will comply with applicable energy conservation measures under California Title 24 and Green Building Standards (CALGreen) Codes, thereby reducing consumption of these resources and reducing the consumption of energy accordingly. Therefore, no significant GHG emission impacts would occur for the Proposed Project. Additionally, the Proposed Project would be in compliance with the PRC’s statutory requirements for a transportation priority project (TPP) building to be designed to be 15 percent more energy efficient than the applicable Title 24 standards. Specifically, Project A’s energy use would be 15.8 percent less than Title 24, Part 6 (2019) and Project B’s energy use would be 15.2 percent less than Title 24, Part 6 (2019). The Proposed Project would achieve its energy efficiency through the implementation of multiple measures including, but not limited to, enhanced exterior wall and roof insulation, high-reflectance roofing, overhanging balconies for solar shading, high performance windows, photovoltaic system, high-efficiency heating, ventilation, and air conditioning (HVAC) systems, and centralized hot water system and high-efficiency water fixtures. Furthermore, the Project Sites are located less than ¼ mile from Whittier Boulevard, which is identified as an HQTIC by the 2020-2045 RTP/SCS. Notwithstanding this presumption,

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Topic	Project-Level Mitigation Measures	Applicability to the Project
		the Proposed Project will also directly encourage the utilization of transit due to its close proximity to its proximity to public transit, employment, and entertainment destinations, which is expected to further increase the projected number of walk or transit trips rather than auto vehicle trips. Collectively, these attributes of the Proposed Project as well as required regulatory compliance would result in reduced electricity and natural gas consumption and reduced transportation energy. Therefore, no mitigation is required.
<u>Impact ENR-2</u> <i>Conflict with or Obstruct a State or Local Plan for Renewable Energy or Energy Efficiency</i>	No mitigation is required.	No mitigation applies. As stated above, the Proposed Project would comply with applicable energy conservation measures under California Title 24 and Green Building Standards (CALGreen) Codes and would be in compliance with the PRC's statutory requirements for a TPP building to be designed to be at least 15 percent more energy efficient than the applicable Title 24 standards. Therefore, the Proposed Project would comply with all plans and regulations that aim to reduce energy consumption and promote renewable energy. No mitigation is required.
GEOLOGY AND SOILS		
<u>Impact GEO-1</u> <i>Cause Potential Adverse Effects, Including Risk of Loss, Injury, or Death (Fault Rupture, Ground Shaking, Liquefaction, Landslides)</i>	PMM-GEO-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to historical resources, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Consistent with the CBC and local regulatory agencies with oversight of development associated with the Plan, ensure that site-specific geotechnical investigations conducted by a qualified geotechnical expert are conducted to ascertain soil types prior to preparation of project designs. These investigations can and should identify areas of potential failure and recommend remedial geotechnical measures to eliminate any problems.	No mitigation required. The Proposed Project would be subject to the following regulatory compliance measures, which are capable of avoiding or reducing the significant effects on the potential for projects to result in the exposure of people and infrastructure to the effects of earthquakes, seismic related ground-failure, liquefaction, and seismically induced landslides: • Geology (Seismic): The design and construction of the Project shall conform to the 2019 California Building Code seismic standards. • Geology (Geotechnical Investigation Reports): The Proposed Project shall comply with the conditions contained within the Geotechnical Investigation Reports, prepared for both Projects by LK Geotechnical Engineering, Inc., and as they may be subsequently amended or modified.

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Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
	b) Consistent with the requirements of the State Water Resources Control Board (SWRCB) for projects over one acre in size, obtain coverage under the General Construction Activity Storm Water Permit (General Construction Permit) issued by the SWRCB and prepare a stormwater pollution prevention plan (SWPPP) and submit the plan for review and approval by the Regional Water Quality Control Board (RWQCB). At a minimum, the SWPPP should include a description of construction materials, practices, and equipment storage and maintenance; a list of pollutants likely to contact stormwater; site-specific erosion and sedimentation control practices; a list of provisions to eliminate or reduce discharge of materials to stormwater; best management practices (BMPs); and an inspection and monitoring program. c) Consistent with the requirements of the SWRCB and local regulatory agencies with oversight of development associated with the Plan, ensure that project designs provide adequate slope drainage and appropriate landscaping to minimize the occurrence of slope instability and erosion. Design features should include measures to reduce erosion caused by storm water. Road cuts should be designed to maximize the potential for revegetation. d) Consistent with the CBC and local regulatory agencies with oversight of development associated with the Plan, ensure that, prior to preparing project designs, new and abandoned wells are identified within construction areas to ensure the stability of nearby soils.	Therefore, with compliance with applicable regulatory requirements, development of the Proposed Project would not result in the exposure of people and infrastructure to the effects of earthquakes, seismic related ground-failure, liquefaction, and seismically induced landslides, and application of this mitigation measure to the Proposed Project is not required.
<u>Impact GEO-2</u> Result in Substantial Soil Erosion or Loss of Topsoil	See PMM-GEO-1.	No mitigation required. The Proposed Project would not result in significant impacts with implementation of the following regulatory compliance measure(s), which are equal to or more effective in avoiding or reducing the significant effects on the potential for projects to result in substantial soil erosion or the loss of topsoil: • Geology (Erosion/Grading/Short-Term Construction Impacts): The Applicant must

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Topic	Project-Level Mitigation Measures	Applicability to the Project
		adhere to the grading requirements outlined in Chapter 15.48 – Grading of the City’s Municipal Code. For example, Section 15.48.470 – Seasonal Limits contains the following provisions: - o No fill material shall be placed, spread, or rolled at such time or times that weather conditions are considered unfavorable by the city engineer. When the work is interrupted by heavy rain, fill operations shall not be resumed until field tests by the soils engineer indicate that the moisture content and density of the fill materials meet the requirements of this chapter. - o The period between November 15th and April 15th is determined to be the period during which heavy rainfall normally occurs in the city. Previously authorized grading work which continues into the rainy season shall be protected by the installation of temporary erosion control devices. Plans for erosion control devices shall be submitted to the engineering department and design approval obtained not later than November 1st. The design and construction of desilting basins which discharge drainage onto the city streets or natural watercourses shall be under the control of the engineering department. All temporary erosion control devices, including the desilting basins, shall be installed not later than November 15th. - o Grading work shall be limited or ceased if the city engineer finds that its continuance will constitute a hazard to persons or property during the period November 15th through April 15th. • Hydrology (Stormwater Pollution Prevention Program): The Applicant will be required to prepare a Stormwater Pollution Prevention Program (SWPPP) pursuant to Federal NPDES regulations since the Project would connect to the City’s Municipal Separate Storm Sewer System (MS4). The SWPPP is required to apply for an NPDES General Construction Activities Stormwater Permit (GCASP). The SWPPP will contain construction best management practices (BMPs) that will restrict the

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Topic	Project-Level Mitigation Measures	Applicability to the Project
		discharge of sediment into the surrounding streets and local storm drains. Therefore, with compliance with applicable regulatory requirements, development of the Project would not cause or exacerbate soil erosion or loss of topsoil, and application of this mitigation measure to the Proposed Project is not required.
<u>Impact GEO-3</u> <i>Be Located on a Geologic Unit or Soil that is Unstable, or That Would Become Unstable</i>	No mitigation is required.	No mitigation required. The Proposed Project would be subject to the regulatory compliance measures listed under Impact GEO-1, above. Based on the findings found in the two Geotechnical Investigation Reports prepared for the Project Sites (Appendix C.1 and C.2 of this SCPE), the Project Sites are considered suitable from a soils engineering standpoint for construction of both Projects, provided the recommendations included are followed and integrated. Therefore, the Proposed Project would not be located on unstable soil or that would become unstable, and no mitigation is required.
<u>Impact GEO-4</u> <i>Located on Expansive Soil as Defined in Table 18-1-B of the Uniform Building Code</i>	No mitigation is required.	No mitigation required. The Proposed Project would be subject to the regulatory compliance measures listed under Impact GEO-1, above. Based on the findings found in the two Geotechnical Investigation Reports prepared for the Project Sites (Appendix C.1 and C.2 of this SCPE). Project Site A is considered to have “medium” expansive potential, and Project Site B is considered to have “low” expansion potential. The Project Sites are considered suitable from a soils engineering standpoint for construction of both Projects, provided the recommendations included in the Geotechnical investigation Reports are followed and integrated. Therefore, the Proposed Project would not be located on expansive soils, and no mitigation is required.
<u>Impact GEO-5</u> <i>Have Soils Incapable of Adequately Supporting the Use of Septic Tanks or Alternative Wastewater Disposal Systems</i>	No mitigation is required.	No mitigation applies. The Proposed Project would connect to the sewer lines located along Poplar Avenue. No septic tanks will be installed. No mitigation is required.

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Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
<i>Impact GEO-6 Destroy Unique Paleontological Resource or Site or Unique Geologic Feature</i>	PMM-GEO-2: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the State CEQA Guidelines, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to paleontological resources. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Ensure compliance with the Paleontological Resources Preservation Act, the Federal Land Policy and Management Act, the Antiquities Act, Section 5097.5 of the Public Resources Code (PRC), adopted county and city general plans, and other federal, state and local regulations, as applicable and feasible, by adhering to and incorporating the performance standards and practices from the 2010 Society for Vertebrate Paleontology (SVP) standard procedures for the assessment and mitigation of adverse impacts to paleontological resources. b) Obtain review by a qualified paleontologist (e.g. who meets the SVP standards for a Principal Investigator or Project Paleontologist or the Bureau of Land Management (BLM) standards for a Principal Investigator), to determine if the project has the potential to require ground disturbance of parent material with potential to contain unique paleontological or resources, or to require the substantial alteration of a unique geologic feature. The assessment should include museum records searches, a review of geologic mapping and the scientific literature, geotechnical studies (if available), and potentially a pedestrian survey, if units with paleontological potential are present at the surface. c) Avoid exposure or displacement of parent material with potential to yield unique paleontological resources. d) Where avoidance of parent material with the potential to yield unique paleontological resources is not feasible: 1. All on-site construction personnel receive Worker Education and Awareness Program (WEAP)	No mitigation applies. It is not anticipated that the Project Sites contains unique paleontological resources or unique geologic features. However, if unexpected discovery should occur, the Proposed Project will comply with the following regulatory compliance measures, which are equal to or more effective in avoiding or reducing significant impacts on unique paleontological resources or sites or unique geologic features: Under California Public Resources Code Sections 5097.5 and 30244, if any paleontological materials are encountered during the course of project development, all further development activities shall halt and: • The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology - USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum - who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact. • The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource. • The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report. • Project development activities may resume once copies of the paleontological survey, study or report are submitted to the Los Angeles County Natural History Museum. Therefore, with compliance with applicable regulatory requirements, development of the Project would not result in impacts to unique paleontological or geological features, and application of this mitigation measure to the Proposed Project is not required.

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Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
	training prior to the commencement of excavation work to understand the regulatory framework that provides for protection of paleontological resources and become familiar with diagnostic characteristics of the materials with the potential to be encountered. 2. A qualified paleontologist prepares a Paleontological Resource Management Plan (PRMP) to guide the salvage, documentation and repository of unique paleontological resources encountered during construction. The PRMP should adhere to and incorporate the performance standards and practices from the 2010 SVP Standard procedures for the assessment and mitigation of adverse impacts to paleontological resources. If unique paleontological resources are encountered during construction, use a qualified paleontologist to oversee the implementation of the PRMP. 3. Monitor ground disturbing activities in parent material, with a moderate to high potential to yield unique paleontological resources using a qualified paleontological monitor meeting the standards of the SVP or the BLM to determine if unique paleontological resources are encountered during such activities, consistent with the specified or comparable protocols. 4. Identify where ground disturbance is proposed in a geologic unit having the potential for containing fossils and specify the need for a paleontological monitor to be present during ground disturbance in these areas. e) Avoid routes and project designs that would permanently alter unique geological features.	

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Topic	Project-Level Mitigation Measures	Applicability to the Project
	f) Salvage and document adversely affected resources sufficient to support ongoing scientific research and education. g) Significant recovered fossils should be prepared to the point of curation, identified by qualified experts, listed in a database to facilitate analysis, and deposited in a designated paleontological curation facility. h) Following the conclusion of the paleontological monitoring, the qualified paleontologist should prepare a report stating that the paleontological monitoring requirement has been fulfilled and summarize the results of any paleontological finds. The report should be submitted to the lead CEQA and the repository curating the collected artifacts, and should document the methods and results of all work completed under the PRMP, including treatment of paleontological materials, results of specimen processing, analysis, and research, and final curation arrangements.	
GREENHOUSE GAS EMISSIONS		
<u>Impact GHG-1</u> Generate GHG Emissions that May Have Significant Impact on Environment	PMM-GHG-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to greenhouse gas emissions, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Integrate green building measures consistent with CALGreen (California Building Code Title 24), local building codes and other applicable laws, into project design including: i) Use energy efficient materials in building design, construction, rehabilitation, and retrofit. ii) Install energy-efficient lighting, heating, and cooling systems (cogeneration); water heaters; appliances; equipment; and control systems. iii) Reduce lighting, heating, and cooling needs by taking advantage	No mitigation applies. The Proposed Project's generation of greenhouse gas (GHG) emissions would not be considered cumulatively considerable, as the Proposed Project would not conflict with an applicable plan, policy, or regulation for the purposes of reducing the emissions of GHGs. Specifically, as set forth in Section 3.0 of this SCPE, the Proposed Project is consistent with the 2020-2045 RTP/SCS, which is SCAG's regional plan for reducing GHG emissions. Moreover, the Project will comply with applicable water and energy conservation measures under California Title 24 and Green Building Standards (CALGreen) Codes, thereby reducing consumption of these resources and reducing GHG emissions accordingly. Therefore, no significant GHG emission impacts would occur for the Proposed Project. Additionally, as described under Impact ENR-2 and Section 2.0 of this SCPE, the Proposed Project would be in compliance with the PRC's statutory requirements for a transportation

Table 4

Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
	of light-colored roofs, trees for shade, and sunlight. iv) Incorporate passive environmental control systems that account for the characteristics of the natural environment. v) Use high-efficiency lighting and cooking devices. vi) Incorporate passive solar design. vii) Use high-reflectivity building materials and multiple glazing. viii) Prohibit gas-powered landscape maintenance equipment. ix) Install electric vehicle charging stations. x) Reduce wood burning stoves or fireplaces. xi) Provide bike lanes accessibility and parking at residential developments. b) Reduce emissions resulting from projects through implementation of project features, project design, or other measures, such as those described in Appendix F of the State CEQA Guidelines. c) Include off-site measures to mitigate a project's emissions. d) Measures that consider incorporation of Best Available Control Technology (BACT) during design, construction and operation of projects to minimize GHG emissions, including but not limited to: i) Use energy and fuel-efficient vehicles and equipment; ii) Deployment of zero- and/or near zero emission technologies; iii) Use lighting systems that are energy efficient, such as LED technology; iv) Use the minimum feasible amount of GHG-emitting construction materials; v) Use cement blended with the maximum feasible amount of flash or other materials that reduce GHG emissions from cement production; vi) Incorporate design measures to reduce GHG emissions from solid waste management through encouraging solid waste recycling and reuse;	priority project (TPP) building to be designed to be 15 percent more energy efficient than the applicable Title 24 standards and to be designed to achieve 25 percent less water usage than the average household use in the region. Specifically, Project A's energy use would be 15.8 percent less than Title 24, Part 6 (2019) and Project B's energy use would be 15.2 percent less than Title 24, Part 6 (2019). The Project A's water use would be 50 percent below the average household use in the region and Project B's water use would be 56.5 percent below the average household use. The Project would achieve its energy efficiency through the implementation of multiple measures including, but not limited to, enhanced exterior wall and roof insulation, high-reflectance roofing, overhanging balconies for solar shading, high performance windows, photovoltaic system, high-efficiency heating, ventilation, and air conditioning (HVAC) systems, and centralized hot water system and high-efficiency water fixtures. The Proposed Project would achieve its water efficiencies through multiple measures, including high efficiency water using appliances such as clothes washers and dishwashers, low flow fixtures and faucets, and efficient irrigation systems. Collectively, these attributes of the Proposed Project as well as required regulatory compliance would result in reduced energy consumption, reduced VMT, and corresponding reduction in GHG emissions, consistent with the project-related mitigation identified by SCAG.

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Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
	vii) Incorporate design measures to reduce energy consumption and increase use of renewable energy; viii) Incorporate design measures to reduce water consumption; ix) Use lighter-colored pavement where feasible; x) Recycle construction debris to maximum extent feasible; xi) Plant shade trees in or near construction projects where feasible; and xii) Solicit bids that include concepts listed above. e) Measures that encourage transit use, carpooling, bike-share and car-share programs, active transportation, and parking strategies, including, but not limited to the following: i) Promote transit-active transportation coordinated strategies; ii) Increase bicycle carrying capacity on transit and rail vehicles; iii) Improve or increase access to transit; iv) Increase access to common goods and services, such as groceries, schools, and day care; v) Incorporate affordable housing into the project; vi) Incorporate the neighborhood electric vehicle network; vii) Orient the project toward transit, bicycle and pedestrian facilities; viii) Improve pedestrian or bicycle networks, or transit service; ix) Provide traffic calming measures; x) Provide bicycle parking; xi) Limit or eliminate park supply; xii) Unbundle parking costs; xiii) Provide parking cash-out programs; xiv) Implement or provide access to commute reduction program; f) Incorporate bicycle and pedestrian facilities into project designs, maintaining these facilities, and providing amenities incentivizing their use; and planning for and building local bicycle projects that connect with the regional network;	

Table 4**Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)**

Topic	Project-Level Mitigation Measures	Applicability to the Project
	g) Improving transit access to rail and bus routes by incentives for construction of transit facilities within developments, and/or providing dedicated shuttle service to transit stations; and h) Adopting employer trip reduction measures to reduce employee trips such as vanpool and carpool programs, providing end-of-trip facilities, and telecommuting programs including but not limited to measures that: i) Provide car-sharing, bike sharing, and ride-sharing programs; ii) Provide transit passes; iii) Shift single occupancy vehicle trips to carpooling or vanpooling, for example providing ride-matching services; iv) Provide incentives or subsidies that increase that use of modes other than single-occupancy vehicle; v) Provide on-site amenities at places of work, such as priority parking for carpools and vanpools, secure bike parking, and showers and locker rooms; vi) Provide employee transportation coordinators at employment sites; vii) Provide a guaranteed ride home service to users of non-auto modes. i) Designate a percentage of parking spaces for ride-sharing vehicles or high-occupancy vehicles, and provide adequate passenger loading and unloading for those vehicles; j) Land use siting and design measures that reduce GHG emissions, including: i) Developing on infill and brownfields sites; ii) Building compact and mixed-use developments near transit; iii) Retaining on-site mature trees and vegetation, and planting new canopy trees; iv) Measures that increase vehicle efficiency, encourage use of zero and low emissions vehicles, or reduce the carbon content of fuels, including construction or encouraging construction of electric vehicle charging stations or neighborhood electric vehicle	

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Topic	Project-Level Mitigation Measures	Applicability to the Project
	networks, or charging for electric bicycles; and v) Measures to reduce GHG emissions from solid waste management through encouraging solid waste recycling and reuse. k) Consult the SCAG Environmental Justice Toolbox for potential measures to address impacts to low-income and/or minority communities. The measures provided above are also intended to be applied in low income and minority communities as applicable and feasible.	
<u>Impact GHG-2</u> <i>Conflict with Applicable Plan, Policy, or Regulation</i>	See PMM-GHG-1.	No mitigation applies. As stated above, the Proposed Project would not conflict with an applicable plan, policy, or regulation for the purposes of reducing the emissions of GHGs, including the 2020-2045 RTP/SCS. Moreover, the Proposed Project would comply with applicable water and energy conservation measures under California Title 24 and Green Building Standards (CALGreen) Codes, thereby reducing consumption of these resources and reducing GHG emissions accordingly. Therefore, no mitigation is required.
HAZARDS AND HAZARDOUS MATERIALS		
<u>Impact HAZ-1</u> <i>Create Significant Hazard through Routine Transport, Use, or Disposal of Hazardous Materials</i>	PMM-HAZ-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to the routine transport, use, or disposal of hazardous materials, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Where the construction or operation of projects involves the transport of hazardous material, provide a written plan of proposed routes of travel demonstrating use of roadways designated for the transport of such materials. b) Specify Project requirements for interim storage and disposal of hazardous materials during construction and operation. Storage and disposal strategies must be consistent with applicable federal, state, and local statutes and regulations. Specify the appropriate procedures for	No mitigation applies. The Proposed Project would not result in any release or exposure of a hazardous substance through routine transport, use or disposal. The Project Sites are not identified by the DTSC on any Federal or State clean up or Superfund lists for cleanup, permitting, or investigation of any hazardous waste contamination. In compliance with all applicable regulations, during construction, the diesel fuel used to power construction equipment would be properly sealed in tanks and would be transported to the Project Site by truck. Other hazardous materials that would be used on-site during the Proposed Project's construction phase such as solvents, architectural coatings, and equipment lubricants, would comply with State Health Codes and Regulations. During operation, no hazardous materials beyond what is typically used in a household setting for routine cleaning and maintenance would be used once the Proposed Project is occupied. As a result, the Proposed Project would not

Table 4
Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
	interim storage and disposal of hazardous materials, anticipated to be required in support of operations and maintenance activities, in conformance with applicable federal, state, and local statutes and regulations, in the business plan for projects as applicable and appropriate. c) Submit a Hazardous Materials Business/Operations Plan for review and approval by the appropriate local agency. Once approved, keep the plan on file with the Lead Agency (or other appropriate government agency) and update, as applicable. The purpose of the Hazardous Materials Business/Operations Plan is to ensure that employees are adequately trained to handle the materials and provides information to the local fire protection agency should emergency response be required. The Hazardous Materials Business/Operations Plan should include the following: • The types of hazardous materials or chemicals stored and/or used on-site, such as petroleum fuel products, lubricants, solvents, and cleaning fluids. • The location of such hazardous materials. • An emergency response plan including employee training information. • A plan that describes the way these materials are handled, transported and disposed. d) Follow manufacturer's recommendations on use, storage, and disposal of chemical products used in construction. e) Avoid overtopping construction equipment fuel gas tanks. f) Properly contain and remove grease and oils during routine maintenance of construction equipment. g) Properly dispose of discarded containers of fuels and other chemicals. h) Prior to shipment remove the most volatile elements, including flammable natural gas liquids, as feasible. i) Identify and implement more stringent tank car safety standards.	result in any release or exposure of a hazardous substance. Due to the age of the existing buildings on-site, lead based paint (LBP) and/or asbestos containing materials (ACMs) may be present and could be released during the demolition phase. The Proposed Project would comply with the regulatory requirements discussed under Impact HAZ-4, below, which include compliance with SCAQMD Rule 1403 and the US Department of Housing and Urban Development (HUD) and 2010 Toxic Substances Control Act (TSCA) Renovation, Repair and Painting Rule (RRP) in pre-1978 target housing and child-occupied facilities. Therefore, no mitigation is required.

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Topic	Project-Level Mitigation Measures	Applicability to the Project
	j) Improve rail transportation route analysis, and modification of routes based on that analysis. k) Use the best available inspection equipment and protocols and implement positive train control. l) Reduce train car speeds to 40 miles per hour when passing through urbanized areas of any size. m) Limit storage of crude oil tank cars in urbanized areas of any size and provide appropriate security in storage yards for all shipments. n) Notify in advance county and city emergency operations offices of all crude oil shipments, including a contact number that can provide real-time information in the event of an oil train derailment or accident. o) Report quarterly hazardous commodity flow information, including classification and characterization of materials being transported, to all first response agencies (49 Code Fed. Regs. 15.5) along the mainline rail routes used by trains carrying crude oil identified. p) Fund training and outfitting emergency response crews that includes the cost of backfilling personnel while in training. q) Undertake annual emergency responses scenario/field based training including Emergency Operations Center Training activations with local emergency response agencies.	
<u>Impact HAZ-2</u> Create a Significant Hazards Through Reasonably Foreseeable Upset and Accident Conditions, Hazardous Emissions or Materials into Environment	See PMM-HAZ-1. PMM-HAZ-2: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation measures to reduce hazards related to the reasonably foreseeable upsets and accidents involving the release of hazardous materials, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: Require implementation of safety standards regarding transport of hazardous materials, including but not limited to the following:	No mitigation required. The Proposed Project would not result in any release or exposure of a hazardous substance. The Project Sites are not identified by the DTSC on any Federal or State clean up or Superfund lists for cleanup, permitting, or investigation of any hazardous waste contamination. During construction, the diesel fuel used to power construction equipment would be properly sealed in tanks and would be transported to the Project Site by truck. Other hazardous materials that would be used on-site during the Proposed Project's construction phase such as solvents, architectural coatings, and equipment lubricants, would comply with State Health Codes and Regulations. During operation, no hazardous materials beyond

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Topic	Project-Level Mitigation Measures	Applicability to the Project
	a) Removal of the most volatile elements, including flammable natural gas liquids, prior to shipment; b) More stringent tank car safety standards; c) Improved rail transportation route analysis, and modification of routes based on that analysis; d) Utilization of the best available inspection equipment and protocols, and implementation of positive train control; e) Reduced train car speeds to 40 miles per hour when passing through urbanized areas of any size; f) Limitations on storage of hazardous materials tank cars in urbanized areas of any size and provide appropriate security in storage yards for all shipments; g) Advance notification to county and city emergency operations offices of all crude oil and hazardous materials shipments, including a contact number that can provide real-time information in the event of an oil train derailment or accident; h) Quarterly hazardous commodity flow information, including classification and characterization of materials being transported, to all first response agencies (49 Code Fed. Regs. 15.5) along the mainline rail routes used by trains carrying hazardous materials.	what is typically used in a household setting for routine cleaning and maintenance would be used once the Proposed Project is occupied. Furthermore, the Phase I ESAs prepared for both Project Sites (Appendix B.1 and B.2 of this SCPE) also revealed no evidence of known RECs in connection with both Project Sites, and no mitigation measures or further investigatory actions are recommended for the Project Sites. As a result, the Proposed Project would not result in any unforeseeable or accidental release or exposure of a hazardous substance.
<u>Impact HAZ-3</u> <i>Emit Hazardous Emissions, Handle Hazardous or Acutely Hazardous Materials, Substances, Waste within One-quarter Mile of Existing or Proposed School</i>	See PMM-HAZ-1 and PMM-HAZ-2. PMM-HAZ-3: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to the release of hazardous materials within one-quarter mile of schools, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Where the construction and operation of projects involves the transport of hazardous materials, avoid transport of such materials within one-quarter mile of schools, when school is in session, wherever feasible. b) Where it is not feasible to avoid transport of hazardous materials, within one-quarter mile of schools on local streets, provide	No mitigation required. The Proposed Project would not result in any hazardous impacts to an existing or proposed school. The closest schools to the Project Sites is Fremont Elementary School, located 0.75 miles to the northwest. The Project Sites are not identified by the DTSC on any Federal or State clean up or Superfund lists for cleanup, permitting, or investigation of any hazardous waste contamination. During construction, the diesel fuel used to power construction equipment would be properly sealed in tanks and would be transported to the Project Site by truck. Other hazardous materials that would be used on-site during the Proposed Project's construction phase such as solvents, architectural coatings, and equipment lubricants, would comply with State Health Codes and Regulations. The transport of these materials is regulated by the

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Topic	Project-Level Mitigation Measures	Applicability to the Project
	notifications of the anticipated schedule of transport of such materials.	Department of Transportation under the Hazardous Materials Transportation Act. During operation, no hazardous materials beyond what is typically used in a household setting for routine cleaning and maintenance would be used once the Proposed Project is occupied. As a result, the Proposed Project would not result in any release or exposure of a hazardous substance within ¼-mile of an existing or proposed school.
<i>Impact HAZ-4 Located on Site Included on List of Hazardous Materials Sites Pursuant to Government Code Section 65962.5</i>	PMM-HAZ-4: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to projects that are located on a site which is included on the Cortese List, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) For any listed sites or sites that have the potential for residual hazardous materials as a result of historic land uses, complete a Phase I Environmental Site Assessment, including a review and consideration of data from all known databases of contaminated sites, during the process of planning, environmental clearance, and construction for projects. b) Where warranted due to the known presence of contaminated materials, submit to the appropriate agency responsible for hazardous materials/wastes oversight a Phase II Environmental Site Assessment report if warranted by a Phase I report for the project site. The reports should make recommendations for remedial action, if appropriate, and be signed by a Registered Environmental Assessor, Professional Geologist, or Professional Engineer. c) Implement the recommendations provided in the Phase II Environmental Site Assessment report, where such a report was determined to be necessary for the construction or operation of the project, for remedial action. d) Submit a copy of all applicable documentation required by local, state, and federal environmental regulatory agencies, including but not limited to: permit	No mitigation required. As mentioned previously, a search of the California Department of Toxic Substances Control's EnviroStor database indicates that the Project Sites are not identified by the DTSC on any Federal or State clean up or Superfund lists for cleanup, permitting, or investigation of any hazardous waste contamination. Additionally, the Phase I ESAs determined that Project Site A and Project Site B are not identified in any of the State or federal databases reviewed, and that no adjacent properties were subject to a potential contamination condition suspected of impacting Project Site A or Project Site B. Therefore, the Project Site is not located on a site that the DTSC and the Secretary of the Environmental Protection have identified as being affected by hazardous wastes or clean-up problems, including any list compiled pursuant to Government Code Section 65932.5. Due to the age of the existing buildings on-site, lead based paint (LBP) and/or asbestos containing materials (ACMs) may be present and could be released during the demolition phase. The Proposed Project would comply with the following regulatory requirements, which are consistent with the SCAG EIR mitigation measures as they are capable of avoiding or reducing the significant effects related to a project placed on a hazardous materials site, that are in the jurisdiction and responsibility of regulatory agencies, other public agencies and/or Lead Agencies: • Hazardous Materials (Asbestos-Containing Materials and Lead-Based Paint): - o Disturbance of any ACM material would be handled in accordance with

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Topic	Project-Level Mitigation Measures	Applicability to the Project
	applications, Phase I and II Environmental Site Assessments, human health and ecological risk assessments, remedial action plans, risk management plans, soil management plans, and groundwater management plans. e) Conduct soil sampling and chemical analyses of samples, consistent with the protocols established by the U.S. EPA to determine the extent of potential contamination beneath all underground storage tanks (USTs), elevator shafts, clarifiers, and subsurface hydraulic lifts when on-site demolition or construction activities would potentially affect a particular development or building. f) Consult with the appropriate local, state, and federal environmental regulatory agencies to ensure sufficient minimization of risk to human health and environmental resources, both during and after construction, posed by soil contamination, groundwater contamination, or other surface hazards including, but not limited to, underground storage tanks, fuel distribution lines, waste pits and sumps. g) Obtain and submit written evidence of approval for any remedial action if required by a local, state, or federal environmental regulatory agency. h) Cease work if soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums, or other hazardous materials or wastes are encountered), in the vicinity of the suspect material. Secure the area as necessary and take all appropriate measures to protect human health and the environment, including but not limited to, notification of regulatory agencies and identification of the nature and extent of contamination. Stop work in the areas affected until the measures have been implemented consistent with the guidance of the appropriate regulatory oversight authority. i) Soil generated by construction activities should be stockpiled on-site in a secure and safe manner. All contaminated soils	applicable local and state regulations (which include SCAQMD Rule 1403 and Cal/OSHA Asbestos Construction Standard Title 8 CCR 1529). o Disturbance of any LBP materials would be handled in accordance with the California Department of Public Health regulations in residential or public buildings and the US Department of Housing and Urban Development (HUD) and 2010 Toxic Substances Control Act (TSCA) Renovation, Repair and Painting Rule (RRP) in pre-1978 target housing and child-occupied facilities. DOSH or Cal/OSHA requirements must also be followed where employees may be occupationally exposed to lead. Compliance with the above-listed regulatory compliance measure substantially conforms to this Mitigation Measure, and would reduce any potentially significant impacts.

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Topic	Project-Level Mitigation Measures	Applicability to the Project
	determined to be hazardous or non-hazardous waste must be adequately profiled (sampled) prior to acceptable reuse or disposal at an appropriate off-site facility. Complete sampling and handling and transport procedures for reuse or disposal, in accordance with applicable local, state and federal laws and policies. j) Groundwater pumped from the subsurface should be contained on-site in a secure and safe manner, prior to treatment and disposal, to ensure environmental and health issues are resolved pursuant to applicable laws and policies. Utilize engineering controls, which include impermeable barriers to prohibit groundwater and vapor intrusion into the building. k) As needed and appropriate, prior to issuance of any demolition, grading, or building permit, submit for review and approval by the Lead Agency (or other appropriate government agency) written verification that the appropriate federal, state and/or local oversight authorities, including but not limited to the Regional Water Quality Control Board (RWQCB), have granted all required clearances and confirmed that the all applicable standards, regulations, and conditions have been met for previous contamination at the site. l) Develop, train, and implement appropriate worker awareness and protective measures to assure that worker and public exposure is minimized to an acceptable level and to prevent any further environmental contamination as a result of construction. m) If asbestos-containing materials (ACM) are found to be present in building materials to be removed, submit specifications signed by a certified asbestos consultant for the removal, encapsulation, or enclosure of the identified ACM in accordance with all applicable laws and regulations, including but not necessarily limited to: California Code of Regulations, Title 8; Business and Professions Code; Division 3; California Health and Safety Code Section 25915-25919.7; and other local regulations. n) Where projects include the demolitions or modification of buildings constructed prior	

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	to 1978, complete an assessment for the potential presence or lack thereof of ACM, lead based paint, and any other building materials or stored materials classified as hazardous waste by state or federal law. o) Where the remediation of lead-based paint has been determined to be required, provide specifications to the appropriate agency, signed by a certified Lead Supervisor, Project Monitor, or Project Designer for the stabilization and/or removal of the identified lead paint in accordance with all applicable laws and regulations, including but not necessarily limited to: California Occupational Safety and Health Administration's (Cal OSHA's) Construction Lead Standard, Title 8 California Code of Regulations (CCR) Section 1532.1 and Department of Health Services (DHS) Regulation 17 CCR Sections 35001–36100, as may be amended. If other materials classified as hazardous waste by state or federal law are present, the project sponsor should submit written confirmation to the appropriate local agency that all state and federal laws and regulations should be followed when profiling, handling, treating, transporting, and/or disposing of such materials.	
<u>Impact HAZ-5</u> <i>Result in Safety Hazard or Excessive Noise within an Airport Land Use Plan or Within 2 Miles of an Airport</i>	See PMM-NOISE-1.	No mitigation applies. The Project Sites are not located within two miles of a public airport. The closest airport to the Project Sites is the San Gabriel Valley Airport, located seven miles to the north in the City of El Monte. The Project Sites are not located within the Runway Protection Zone (RPZ) for the San Gabriel Valley Airport. As a result, the Proposed Project would not present a safety hazard or noise hazard related to aircraft or airport operations at a public use airport to people residing in the project area. No mitigation is required.
<u>Impact HAZ-6</u> <i>Impair or Interfere with Adopted Emergency Response Plan or Emergency Evacuation Plan</i>	See PMM-HAZ-1 through PMM-HAZ-4 and PMM-TRA-2. PMM-HAZ-5: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation	No mitigation applies. The Project Sites are not located along a designated disaster route or an adopted emergency response or

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Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
	measures to reduce substantial adverse effects which may impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Continue to coordinate locally and regionally based on ongoing review and integration of projected transportation and circulation conditions. b) Develop new methods of conveying projected and real time information to citizens using emerging electronic communication tools including social media and cellular networks; c) Continue to evaluate lifeline routes for movement of emergency supplies and evacuation.	evacuation plan by the City or the County.³⁷ Therefore, none of the Mitigation Measures that pertain to emergency response plans or evacuation plans are applicable to the Proposed Project. No mitigation is required.
<u>Impact HAZ-7</u> Exposure to Significant Risk of Loss, Injury or Death Involving Wildland Fires	See PMM-WF-1.	No mitigation applies. The Project Sites are improved with residential dwelling units and are located in an urbanized area of the City. According to the City's Hazard Mitigation Plan, the City of Montebello is not located within a designated very high fire hazard severity zone. Accordingly, no impacts pertaining to wildfire are anticipated, and no mitigation is required.
HYDROLOGY AND WATER QUALITY		
<u>Impact HYD-1</u> Violate Water Quality Standards or Waste Discharge Requirements, Degrade Surface or Groundwater Quality	PMM-HYD-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects from violation of any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Complete, and have approved, a Stormwater Pollution Prevention Plan (SWPPP) prior to initiation of construction. b) Implement Best Management Practices to reduce the peak stormwater runoff from the project site to the maximum extent practicable.	No mitigation applies. The Proposed Project is subject to the following regulatory compliance measures, which are equal to or more effective in avoiding or reducing the potential impacts on water quality or related waste discharge requirements that are within the jurisdiction and authority of the Regional Water Quality Control Boards and other regulatory agencies: • Hydrology (National Pollutant Discharge Elimination System General Permit): No person shall be granted a grading permit or shall commence or continue any construction activity that is subject to a general construction activity storm water National Pollutant Discharge Elimination System (NPDES) permit without showing proof of having applied for such permit.

³⁷ Los Angeles County, Department of Public Works, Disaster Route Maps (by City), Montebello, <https://dpw.lacounty.gov/dsg/DisasterRoutes/map/Montebello.pdf>.

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Topic	Project-Level Mitigation Measures	Applicability to the Project
	c) Comply with the Caltrans storm water discharge permit as applicable; and identify and implement Best Management Practices to manage site erosion, wash water runoff, and spill control. d) Complete, and have approved, a Standard Urban Stormwater Management Plan, prior to occupancy of residential or commercial structures. e) Ensure adequate capacity of the surrounding stormwater system to support stormwater runoff from new or rehabilitated structures or buildings. f) Prior to construction within an area subject to Section 404 of the Clean Water Act, obtain all required permit approvals and certifications for construction within the vicinity of a watercourse: g) Where feasible, restore or expand riparian areas such that there is no net loss of impervious surface as a result of the project. h) Install structural water quality control features, such as drainage channels, detention basins, oil and grease traps, filter systems, and vegetated buffers to prevent pollution of adjacent water resources by polluted runoff where required by applicable urban storm water runoff discharge permits, on new facilities. i) Provide operational best management practices for street cleaning, litter control, and catch basin cleaning are implemented to prevent water quality degradation in compliance with applicable storm water runoff discharge permits; and ensure treatment controls are in place as early as possible, such as during the acquisition process for rights-of-way, not just later during the facilities design and construction phase. j) Comply with applicable municipal separate storm sewer system discharge permits as well as Caltrans' storm water discharge permit including long-term sediment control and drainage of roadway runoff. k) Incorporate as appropriate treatment and control features such as detention basins, infiltration strips, and porous paving, other features to control surface runoff and facilitate groundwater recharge into the design of new transportation projects early	- o Any person engaged in a construction activity requiring a general construction activity storm water NPDES permit shall retain at the construction site the following documents: a copy of the notice of intent to comply with terms of the general permit to discharge water associated with construction activity; a waste discharge identification number issued by the State Water Resources Control Board; a storm water pollution prevention plan (SWPPP) and monitoring program plan for the construction activity requiring the construction permit; and records of all inspections, compliance and non-compliance reports, evidence of self-inspection and good housekeeping practices. • Hydrology (Storm Water Pollution Prevention Plan): The storm water pollution prevention plan (SWPPP) will contain construction best management practices (BMPs) that will restrict the discharge of sediment and runoff into the streets and local storm drains. • Hydrology (Best Management Practices): The Proposed Project must comply with Section 8.36.110 – Control of Pollutants from New Developments/Redevelopment Projects of the Municipal Code, which require the design and implementation of post-construction BMPs to reduce stormwater pollution. In order to comply with that section of the Code, the Applicant will be required to prepare a Low Impact Development (LID) plan prior to the completion of the Project's construction phase. This LID plan will identify post-construction BMPs that will filter polluted runoff and will remove contaminants of concern prior to the discharge or percolation of runoff. From there, filtered water will either percolate into the ground, or may be discharged off-site via the local stormwater infrastructure. Therefore, through compliance with existing regulatory requirements regarding hydrology and water quality, no mitigation is required.

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Topic	Project-Level Mitigation Measures	Applicability to the Project
	on in the process to ensure that adequate acreage and elevation contours are provided during the right-of-way acquisition process. l) Upgrade stormwater drainage facilities to accommodate any increased runoff volumes. These upgrades may include the construction of detention basins or structures that will delay peak flows and reduce flow velocities, including expansion and restoration of wetlands and riparian buffer areas. System designs shall be completed to eliminate increases in peak flow rates from current levels. m) Encourage Low Impact Development (LID) and incorporation of natural spaces that reduce, treat, infiltrate and manage stormwater runoff flows in all new developments, where practical and feasible.	
<u>Impact HYD-2</u> Decrease Groundwater Supplies, Interfere with Groundwater Recharge	PMM-HYD-2: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects from violation of any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Avoid designs that require continual dewatering where feasible. For projects requiring continual dewatering facilities, implement monitoring systems and long-term administrative procedures to ensure proper water management that prevents degrading of surface water and minimizes adverse impacts on groundwater for the life of the project, Construction designs shall comply with appropriate building codes and standard practices including the Uniform Building Code. a) Maximize, where practical and feasible, permeable surface area in existing urbanized areas to protect water quality, reduce flooding, allow for groundwater recharge, and preserve wildlife habitat. Minimize new impervious surfaces, including the use of in-lieu fees and off-site mitigation.	No mitigation applies. The Proposed Project is subject to the following standard regulatory practices, which are capable of avoiding or reducing the potential impacts to groundwater resources that are within the jurisdiction and authority of the State Water Resources Control Board, Regional Water Quality Control Boards, Water Districts, and other groundwater management agencies: • Hydrology (National Pollutant Discharge Elimination System General Permit): No person shall be granted a grading permit or shall commence or continue any construction activity that is subject to a general construction activity storm water National Pollutant Discharge Elimination System (NPDES) permit without showing proof of having applied for such permit. - o Any person engaged in a construction activity requiring a general construction activity storm water NPDES permit shall retain at the construction site the following documents: a copy of the notice of intent to comply with terms of the general permit to discharge water associated with construction activity; a waste discharge identification number issued by the State Water Resources Control Board; a storm water pollution prevention plan (SWPPP) and monitoring program plan for the

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Topic	Project-Level Mitigation Measures	Applicability to the Project
	b) Avoid construction and siting on groundwater recharge areas, to prevent conversion of those areas to impervious surface. c) Reduce hardscape to the extent feasible to facilitate groundwater recharge as appropriate.	construction activity requiring the construction permit; and records of all inspections, compliance and non-compliance reports, evidence of self-inspection and good housekeeping practices. • Hydrology (Storm Water Pollution Prevention Plan): The storm water pollution prevention plan (SWPPP) will contain construction best management practices (BMPs) that will restrict the discharge of sediment and runoff into the streets and local storm drains. • Hydrology (Best Management Practices): The Proposed Project must comply with Section 8.36.110 – Control of Pollutants from New Developments/Redevelopment Projects of the Municipal Code, which require the design and implementation of post-construction BMPs to reduce stormwater pollution. In order to comply with that section of the Code, the Applicant will be required to prepare a Low Impact Development (LID) plan prior to the completion of the Project's construction phase. This LID plan will identify post-construction BMPs that will filter polluted runoff and will remove contaminants of concern prior to the discharge or percolation of runoff. From there, filtered water will either percolate into the ground, or may be discharged off-site via the local stormwater infrastructure. Therefore, through compliance with existing regulatory requirements regarding hydrology and water quality, no mitigation is required.
<u>Impact HYD-3a</u> <i>Alter Drainage, Result in Substantial Erosion or Siltation On- or Off-Site</i> <u>Impact HYD-3b</u> <i>Alter Drainage, Increase Rate or Amount of Flooding On- or Off-Site</i> <u>Impact HYD-3c</u>	See PMM-HYD-1 and PMM-HY-2.	No mitigation required. The Proposed Project would be subject to the regulatory compliance measures listed under Impact HYD-1 and HYD-2, above. The Proposed Project shall comply with NPDES requirements, the LID regulations and implement BMPs during the construction and operation of the Proposed Project. Therefore, implementation of the above regulatory compliance measures would ensure the Proposed Project would not result in substantial erosion or siltation, contribute to polluted runoff, or increase flooding on or off-site. No mitigation is required.

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Topic	Project-Level Mitigation Measures	Applicability to the Project
<i>Alter Drainage, Create or Contribute Runoff Water, Provide Additional Polluted Runoff</i>		
<i>Impact HYD-4 In Flood Hazard, Tsunami, or Seiche Zones, Risk Release of Pollutants Due to Project Inundation</i>	PMM-HYD-4: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation measures capable of avoiding or reducing the potential impacts of locating structures that would impede or redirect flood flows, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Ensure that all roadbeds for new highway and rail facilities be elevated at least one foot above the 100-year base flood elevation. Since alluvial fan flooding is not often identified on FEMA flood maps, the risk of alluvial fan flooding should be evaluated and projects should be sited to avoid alluvial fan flooding. Delineation of floodplains and alluvial fan boundaries should attempt to account for future hydrologic changes caused by global climate change.	No mitigation applies The Project Sites are not located within a designated flood zone, according to the Federal Emergency Management Agency (FEMA) flood insurance rate map. Accordingly, no mitigation regarding flood hazards is required.
<i>Impact HYD-5 Conflict with Water Quality Control Plan or Sustainable Groundwater Management Plan</i>	See PMM-HY-2 .	No mitigation required. The Proposed Project would be subject to the regulatory compliance measures listed under Impact HYD-1 and HYD-2, above. The City of Montebello is not located within a high or medium priority basin,³⁸ and therefore, not subject to a groundwater management plan. The Proposed Project shall comply with NPDES requirements, the LID regulations and implement a SWPPP and BMPs during the construction and operation of the Proposed Project. Therefore, the Proposed Project would not conflict with a water quality control plan. No mitigation is required.

³⁸ California State Water Resources Control Board. California Sustainable Groundwater Management Act Unmanaged Areas.
<https://gispublic.waterboards.ca.gov/portal/home/webmap/viewer.html?webmap=33be434cc60740d095f296c5d2432897>.

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Topic	Project-Level Mitigation Measures	Applicability to the Project
LAND USE AND PLANNING		
<u>Impact LU-1</u> <i>Physically Divide Established Community</i>	PMM-LU-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects that physically divide a community, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Facilitate good design for land use projects that build upon and improve existing circulation patterns b) Encourage implementing agencies to orient transportation projects to minimize impacts on existing communities by: • Selecting alignments within or adjacent to existing public rights of way. • Design sections above or below-grade to maintain viable vehicular, cycling, and pedestrian connections between portions of communities where existing connections are disrupted by the transportation project. • Wherever feasible incorporate direct crossings, overcrossings, or under crossings at regular intervals for multiple modes of travel (e.g., pedestrians, bicyclists, vehicles). c) Where it has been determined that it is infeasible to avoid creating a barrier in an established community, consider other measures to reduce impacts, including but not limited to: • Alignment shifts to minimize the area affected. • Reduction of the proposed right-of-way take to minimize the overall area of impact. • Provisions for bicycle, pedestrian, and vehicle access across improved roadways.	No mitigation applies. The Proposed Project does not physically divide a community as the Project does not propose a new right-of-way alignment or street vacation. The Proposed Project would increase the net number of residential dwelling units on two Project Sites that are currently developed with residential dwelling units. Accordingly, no mitigation regarding physical division of an established community is required.
<u>Impact LU-2</u> <i>Conflict with Applicable Land Use Plan, Policy, or Regulation</i>	PMM-LU-2: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects that physically divide a community, as applicable	No mitigation applies. The Proposed Project would not conflict with local and regional plans applicable to the Project Site. As set forth in Sections 2.0 and 3.0 of this SCPE, the Proposed Project is consistent with the statutory criteria for a TPP seeking to utilize

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	and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) When an inconsistency with the adopted general plan policy or land use regulation (adopted for the purpose of avoiding or mitigating an impact) is identified modify the transportation or land use project to eliminate the conflict; or, determine if the environmental, social, economic, and engineering benefits of the project warrant an amendment to the general plan or land use regulation.	and SCPE and is also consistent with the goals and principles of the 2020-2045 RTP/SCS. In addition, the Proposed Project would be consistent with the General Plan's policy of provide varying housing types and opportunities for a variety of living needs in the City. The Proposed Project would also be consistent with the Housing Element policies such as including affordable housing. These units would be constructed in proximity to nearby public transportation routes and other community facilities, and the Proposed Project would be mixed-income projects with a variety of affordability levels, both market-rate and affordable to lower-income households. Therefore, the Proposed Project is consistent with the General Plan Land Use and Housing Elements, underlying zone designation, and is not seeking a General Plan amendment or zone change. Additionally, the Proposed Project already substantially complies with this Mitigation Measure because it is a multi-family residential project in a HQTAs and would comply with the applicable provisions of the Montebello Municipal Code.
MINERAL RESOURCES		
<u>Impact MIN-1</u> <i>Loss of Availability of a Known Mineral Resource of Value to the Region and Residents of the State</i>	PMM-MIN-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation measures to reduce the use of mineral resources that could be of value to the region, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Provide for the efficient use of known aggregate and mineral resources or locally important mineral resource recovery sites, by ensuring that the consumptive use of aggregate resources is minimized and that access to recoverable sources of aggregate is not precluded, as a result of construction, operation and maintenance of projects.	No mitigation applies. The Project Sites are not located in a Significant Mineral Aggregate Resource Area (SMARA) identified by the California State Department of Conservation, nor are they located in an area with active mineral extraction activities.³⁹ As indicated previously, both Project Sites are currently occupied by existing residential units. There are no existing resource extraction activities occurring within either of the Project Sites. A review of the California Geologic Energy Management Division (CalGEM) online mapping application Well Finder indicates that there are no oil wells located within the Project Sites.⁴⁰ Furthermore, no rare minerals or building materials would be used in the Proposed Project's construction. Therefore, the development of the Proposed Project would not

³⁹ California Department of Conservation, SMARA Mineral Land Classification, MCL Maps and Reports, <https://maps.conservation.ca.gov/cgs/informationwarehouse/mlc/>.

⁴⁰ California Department of Conservation, Geologic Energy Management Division, Oil Well Finder, <https://maps.conservation.ca.gov/doggr/wellfinder/>.

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Topic	Project-Level Mitigation Measures	Applicability to the Project
	b) Where avoidance is infeasible, minimize impacts to the efficient and effective use of recoverable sources of aggregate through measures that have been identified in county and city general plans, or other comparable measures such as: 1) Recycle and reuse building materials resulting from demolition, particularly aggregate resources, to the maximum extent practicable. 2) Identify and use building materials, particularly aggregate materials, resulting from demolition at other construction sites in the SCAG region, or within a reasonable hauling distance of the project site. 3) Design transportation network improvements in a manner (such as buffer zones or the use of screening) that does not preclude adjacent or nearby extraction of known mineral and aggregate resources following completion of the improvement and during long-term operations. 4) Avoid or reduce impacts on known aggregate and mineral resources and mineral resource recovery sites through the evaluation and selection of project sites and design features (e.g., buffers) that minimize impacts on land suitable for aggregate and mineral resource extraction by maintaining portions of MRZ-2 areas in open space or other general plan land use categories and zoning that allow for mining of mineral resources.	result in the loss of availability of a known mineral resource, and no mitigation is required.
<u>Impact MIN-2</u> Loss of Availability of Important Mineral Resource Recovery Site	See PMM-MIN-1.	No mitigation applies. The Project Sites are not located in a SMARA identified by the California State Department of Conservation, nor are they located in an area with active mineral extraction activities.⁴¹ Both Project Sites are currently occupied by existing residential units. There are no existing resource extraction activities occurring within either of the Project Sites. A review of the CalGEM online mapping application Well Finder indicates that

⁴¹ California Department of Conservation, SMARA Mineral Land Classification, MCL Maps and Reports, <https://maps.conservation.ca.gov/cgs/informationwarehouse/mlc/>.

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Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
		there are no oil wells located within the Project Sites. ⁴² Furthermore, no rare minerals or building materials would be used in the Proposed Project's construction. Therefore, the development of the Proposed Project would not result in the loss of availability of a known mineral resource, and no mitigation is required.
NOISE		
Impact NOISE-1 Generate Substantial Temporary or Permanent Increase in Ambient Noise in Excess of Standards	PMM-NOISE-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects that physically divide a community, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Install temporary noise barriers during construction. b) Include permanent noise barriers and sound-attenuating features as part of the project design. Barriers could be in the form of outdoor barriers, sound walls, buildings, or earth berms to attenuate noise at adjacent sensitive uses. c) Schedule construction activities consistent with the allowable hours pursuant to applicable general plan noise element or noise ordinance d) Post procedures and phone numbers at the construction site for notifying the Lead Agency staff, local Police Department, and construction contractor (during regular construction hours and off-hours), along with permitted construction days and hours, complaint procedures, and who to notify in the event of a problem. e) Notify neighbors and occupants within 300 feet of the project construction area at least 30 days in advance of anticipated times when noise levels are expected to exceed limits established in the noise element of the general plan or noise ordinance. f) Designate an on-site construction complaint and enforcement manager for the project. g) Ensure that construction equipment are properly maintained per manufacturers'	Relevant portions of this Mitigation Measure would be implemented. In addition to complying with the City's time limitations on construction noise (i.e., a prohibition of noise sources associated with construction, demolition, grading, repair or remodeling of any real property other than between the hours of 7:00 a.m. and 8:00 p.m. on weekdays (Monday through Friday), and 9:00 a.m. to 6:00 p.m. on Saturdays, Sundays and legal holidays, except in the case of an emergency), the Proposed Project would implement the following relevant portions of PMM-NOISE-1, which the City has determined would be applicable to the Proposed Project's construction activities, and which would be identified as conditions of approval for the Proposed Project: Noise Mitigation Measure No. 1 • Install temporary noise barriers during construction. • Post procedures and phone numbers at the construction site for notifying the Lead Agency staff, local Police Department, and construction contractor (during regular construction hours and off-hours), along with permitted construction days and hours, complaint procedures, and who to notify in the event of a problem. • Notify neighbors and occupants within 300 feet of the project construction area at least 30 days in advance of anticipated times when noise levels are expected to exceed limits established in the noise element of the general plan or noise ordinance. • Designate an on-site construction complaint and enforcement manager for the project.

⁴² California Department of Conservation, Geologic Energy Management Division, Oil Well Finder, <https://maps.conservation.ca.gov/doggr/wellfinder/>.

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Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
	specifications and fitted with the best available noise suppression devices (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds silencers, wraps). All intake and exhaust ports on power equipment shall be muffled or shielded. h) Use hydraulically or electrically powered tools (e.g., jack hammers, pavement breakers, and rock drills) for project construction to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust should be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves should be used, if such jackets are commercially available, and this could achieve a further reduction of 5 dBA. Quieter procedures should be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures. i) Where feasible, design projects so that they are depressed below the grade of the existing noise-sensitive receptor, creating an effective barrier between the roadway and sensitive receptors. j) Where feasible, improve the acoustical insulation of dwelling units where setbacks and sound barriers do not provide sufficient noise reduction. k) Using rubberized asphalt or “quiet pavement” to reduce road noise for new roadway segments, roadways in which widening or other modifications require re-pavement, or normal reconstruction of roadways where re-pavement is planned l) Projects that require pile driving or other construction noise above 90 dBA in proximity to sensitive receptors, should reduce potential pier drilling, pile driving and/or other extreme noise generating construction impacts greater than 90 dBA; a set of site-specific noise attenuation measures should be completed under the supervision of a qualified acoustical consultant.	• Ensure that construction equipment are properly maintained per manufacturers’ specifications and fitted with the best available noise suppression devices (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds silencers, wraps). All intake and exhaust ports on power equipment shall be muffled or shielded. • Use hydraulically or electrically powered tools (e.g., jack hammers, pavement breakers, and rock drills) for project construction to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust should be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves should be used, if such jackets are commercially available, and this could achieve a further reduction of 5 dBA. Quieter procedures should be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures. • Use equipment and trucks with the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds, wherever feasible) for project construction. • Stationary noise sources can and should be located as far from adjacent sensitive receptors as possible and they should be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the Lead Agency (or other appropriate government agency) to provide equivalent noise reduction. • Use of portable barriers in the vicinity of sensitive receptors during construction. • Monitor the effectiveness of noise attenuation measures by taking noise measurements.

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Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
	m) Use land use planning measures, such as zoning, restrictions on development, site design, and buffers to ensure that future development is compatible with adjacent transportation facilities and land uses; n) Monitor the effectiveness of noise reduction measures by taking noise measurements and installing adaptive mitigation measures to achieve the standards for ambient noise levels established by the noise element of the general plan or noise ordinance. o) Use equipment and trucks with the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds, wherever feasible) for project construction. p) Stationary noise sources can and should be located as far from adjacent sensitive receptors as possible and they should be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the Lead Agency (or other appropriate government agency) to provide equivalent noise reduction. q) Use of portable barriers in the vicinity of sensitive receptors during construction. r) Implement noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings (for instance by the use of sound blankets), and implement if such measures are feasible and would noticeably reduce noise impacts. s) Monitor the effectiveness of noise attenuation measures by taking noise measurements. t) Maximize the distance between noise-sensitive land uses and new roadway lanes, roadways, rail lines, transit centers, park-and-ride lots, and other new noise-generating facilities. u) Construct sound reducing barriers between noise sources and noise-sensitive land uses. v) Stationary noise sources can and should be located as far from adjacent sensitive receptors as possible and they should be muffled and enclosed within temporary	Prohibit idling of construction equipment for extended periods of time in the vicinity of sensitive receptors.

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Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
	sheds, incorporate insulation barriers, or use other measures as determined by the Lead Agency (or other appropriate government agency) to provide equivalent noise reduction. w) Use techniques such as grade separation, buffer zones, landscaped berms, dense plantings, sound walls, reduced-noise paving materials, and traffic calming measures. x) Locate transit-related passenger stations, central maintenance facilities, decentralized maintenance facilities, and electric substations away from sensitive receptors to the maximum extent feasible. y) Consult the SCAG Environmental Justice Toolbox for potential measures to address impacts to low-income and/or minority communities.	
<u>Impact NOISE-2</u> Generate Excessive Groundborne Vibration or Groundborne Noise Levels	See PMM-NOISE-1. PMM-NOISE-2: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to violating air quality standards, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) For projects that require pile driving or other construction techniques that result in excessive vibration, such as blasting, determine the potential vibration impacts to the structural integrity of the adjacent buildings within 50 feet of pile driving locations. b) For projects that require pile driving or other construction techniques that result in excessive vibration, such as blasting, determine the threshold levels of vibration and cracking that could damage adjacent historic or other structure, and design means and construction methods to not exceed the thresholds. c) For projects where pile driving would be necessary for construction due to geological conditions, utilize quiet pile driving techniques such as predrilling the piles to the maximum feasible depth, where feasible. Predrilling pile holes will	The Proposed Project would substantially conform to this Mitigation Measure. As described above, relevant portions of PMM-NOI-1 would be implemented for the Proposed Project, which would minimize construction activities to the hours permitted and stated in the MMC, require the use of mufflers and sound barriers, and prohibit equipment from idling. Moreover, the Proposed Project would not involve pile driving, which is known to contribute to high levels of groundborne vibration. Therefore, the Proposed Project would not result in excessive groundborne vibration with the implementation of the applicable measures in PMM-NOI-1, and no mitigation with respect to groundborne vibration is required.

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Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
	reduce the number of blows required to completely seat the pile and will concentrate the pile driving activity closer to the ground where pile driving noise can be shielded more effectively by a noise barrier/curtain. d) Restrict construction activities to permitted hours in accordance with local jurisdiction regulation. e) Properly maintain construction equipment and outfit construction equipment with the best available noise suppression devices (e.g., mufflers, silences, wraps). f) Prohibit idling of construction equipment for extended periods of time in the vicinity of sensitive receptors.	
<u>Impact NOISE-3</u> <i>Expose People to Excessive Noise Levels for Project within Private Airstrip or Airport Land Use Plan or within Two Miles of Public Airport</i>	See PMM-NOISE-1 .	No mitigation applies. The Project Sites are not located within two miles of a public airport. The closest airport to the Project Sites is the San Gabriel Valley Airport, located seven miles to the north in the City of El Monte. The Project Sites are not located within the Runway Protection Zone (RPZ) for the San Gabriel Valley Airport. As a result, the Proposed Project would not present a noise hazard related to aircraft or airport operations at a public use airport to people residing in the project area. No mitigation is required.
POPULATION AND HOUSING		
<u>Impact POP-1</u> <i>Induce Substantial Unplanned Population Growth in the Area</i>	PMM-POP-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation measures to reduce the displacement of existing housing, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Evaluate alternate route alignments and transportation facilities that minimize the displacement of homes and businesses. Use an iterative design and impact analysis where impacts to homes or businesses are involved to minimize the potential of impacts on housing and displacement of people.	No mitigation applies. The Proposed Project would consist of the development of new housing land uses on a site that is currently occupied by residential dwelling units. The Proposed Project's potential growth is anticipated to be 515 persons, which is based on the ratio of 3.3 persons per household identified by the United States Census Bureau. ⁴³ The number of residents that would be added is well within SCAG's growth forecast of 3,900 residents for the City of Montebello between 2016 and 2045. Therefore, the population growth anticipated for the Proposed Project's is consistent with the growth forecasted by the 2020-2045 RTP/SCS. Therefore, none of the suggested measures are applicable.

⁴³ United States Census Bureau. QuickFacts – Montebello city, California (as of July 1, 2021). <https://www.census.gov/quickfacts/montebellocitycalifornia>.

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Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
	b) Prioritize the use existing ROWs, wherever feasible. c) Develop a construction schedule that minimizes potential neighborhood deterioration from protracted waiting periods between right-of-way acquisition and construction. d) Review capacities of available urban infrastructure and augment capacities as needed to accommodate demand in locations where growth is desirable to the local lead Agency and encouraged by the SCS (primarily TPAs, where applicable). e) When General Plans and other local land use regulations are amended or updated, use the most recent growth projections and RHNA allocation plan.	
<u>Impact POP-2</u> <i>Displacement of People or Housing, Necessitating Construction of Replacement Housing Elsewhere</i>	See PMM-POP-1 .	No mitigation applies. The Proposed Project would consist of the development of new housing land uses on a site that is currently occupied by residential dwelling units. The Proposed Project would replace 43 dwelling units with 156 new dwelling units that would increase the housing stock in the area. The development of the Proposed Project would not cause a significant displacement of existing housing that would warrant housing elsewhere, and therefore, none of the suggested measures are applicable.
FIRE SERVICES		
<u>Impact PSF-1</u> <i>Adverse Physical Impacts Associated with New or Physically Altered Fire Protection Facilities, Need for New or Altered Fire Protection Facilities</i>	PMM-PSP-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i> , a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects of constructing new emergency response facilities, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: 1) Coordinate with emergency response agencies to ensure that there are adequate governmental facilities to maintain acceptable service ratios, response times or other performance objectives for emergency response services and that any required additional construction of buildings is incorporated in to the project description. 2) Where current levels of services at the project site are found to be inadequate,	No mitigation applies. The Project Sites and surrounding area are served by the Montebello Fire Department, which operates three fire stations throughout the City. The closest fire station to the Project Sites is Station 55, located 0.75 miles to the northwest at 600 North Montebello Boulevard. The City has determined that the following regulatory compliance measures are equal to or more effective than this Mitigation Measure with respect to avoiding or reducing the significant effects from the need for new or physically altered governmental facilities in order to maintain acceptable response times for fire protection and emergency response services that are within the jurisdiction and responsibility of fire departments, law enforcement agencies, and local jurisdictions:

Table 4

Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
	provide fair share contributions towards infrastructure improvements, as appropriate and applicable, to mitigate identified CEQA impacts. 3) Project sponsors can and should develop traffic control plans for individual projects. Traffic control plans should include information on lane closures and the anticipated flow of traffic during the construction period. The basic objective of each traffic control plan (TCP) is to permit the contractor to work within the public right of way efficiently and effectively while maintaining a safe, uniform flow of traffic. The construction work and the public traveling through the work zone in vehicles, bicycles or as pedestrians must be given equal consideration when developing a traffic control plan.	Public Services (Fire): The Proposed Project will be subject to review and approval by the Montebello Fire Department to ensure that safety and fire prevention measures are incorporated into the Project. As part of the Project review process, the Montebello Fire Department will review the Project and make recommendations for fire protection services and fire flow rates. Depending on the outcome of the review, any required improvements to the water system (e.g. additional hydrants) would be provided at the expense of the Applicant. With implementation of the above regulatory measure, existing fire facilities will be capable of providing acceptable service, and no mitigation would be required.
POLICE SERVICES		
<u>Impact PSP-1</u> Adverse Physical Impacts Associated with New or Physically Altered Police Facilities, Need for New or Altered Police Facilities	PMM-PSP-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects of constructing new emergency response facilities, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: 1) Coordinate with emergency response agencies to ensure that there are adequate governmental facilities to maintain acceptable service ratios, response times or other performance objectives for emergency response services and that any required additional construction of buildings is incorporated in to the project description. 2) Where current levels of services at the project site are found to be inadequate, provide fair share contributions towards infrastructure improvements, as appropriate and applicable, to mitigate identified CEQA impacts. 3) Project sponsors can and should develop traffic control plans for individual projects. Traffic control plans should include information on lane closures and the anticipated flow of traffic during the construction period. The basic objective of	No mitigation applies. The Project Sites are currently served by the Montebello Police Department, located at 1600 West Beverly Boulevard, approximately 1.2 miles northwest of the Project Site. The City has determined that the following regulatory compliance measures are equal to or more effective than this Mitigation Measure with respect to avoiding or reducing the significant effects from the need for new or physically altered governmental facilities in order to maintain acceptable response times for fire protection and emergency response services that are within the jurisdiction and responsibility of fire departments, law enforcement agencies, and local jurisdictions: Public Services (Police): The Proposed Project will be subject to review and approval by the Montebello Police Department. The Police Department will review the site plan for the Proposed Project to ensure that the development adheres to the Department requirements. Specifically, all security gates, monitoring systems, alarms, and walls will be under department review. With implementation of the above regulatory measure, existing police facilities will be

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Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
	each traffic control plan (TCP) is to permit the contractor to work within the public right of way efficiently and effectively while maintaining a safe, uniform flow of traffic. The construction work and the public traveling through the work zone in vehicles, bicycles or as pedestrians must be given equal consideration when developing a traffic control plan.	capable of providing acceptable service, and no mitigation would be required.
<u>SCHOOLS</u>		
<u>Impact PSS-1</u> <i>Adverse Physical Impacts Associated with New or Physically Altered Educational Facilities, Need for New Educational Facilities</i>	PMM-PSS-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the State CEQA Guidelines, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects of constructing new or physically altered school facilities, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Where construction or expansion of school facilities is required to meet public school service ratios, require school district fees, as applicable.	No mitigation applies. The Project Sites are served by the Montebello Unified School District. The closest schools to the Project Sites include Fremont Elementary School, located 0.75 miles to the northwest; Montebello Intermediate School, located one mile to the west; and Montebello High School, located 1.27 miles to the west. The Proposed Project would comply with the following regulatory compliance measures that substantially conform to this Mitigation Measure and avoid or reduce the significant effects from the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives that are within the jurisdiction and responsibility of school districts and local jurisdictions: Public Services (Schools): Pursuant to SB 50, the Applicant shall pay all applicable school fees to the Montebello Unified School District to offset the impact of additional student enrollment at schools serving the project area. With implementation of this regulatory compliance measure, the Proposed Project would have no impacts to schools and no mitigation is required.
<u>LIBRARY SERVICES</u>		
<u>Impact PLS-1</u> <i>Adverse Impacts Associated with New or Physically Altered Library</i>	PMM-PSL-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the State CEQA Guidelines, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects of construction of new or altered library facilities, as	No mitigation applies. There is one library in the City of Montebello. The Montebello Library is part of the LA County Library system. The LA County Library is one of the major libraries of the nation, and provides library service to over 3.4 million residents living in unincorporated

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Topic	Project-Level Mitigation Measures	Applicability to the Project
<i>Facilities, Need for New or Physically Altered Library Facilities</i>	applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Where construction or expansion of library facilities is required to meet public library service ratios, require library fees, as appropriate and applicable, to mitigate identified CEQA impacts.	areas and to residents of 49 of the 88 incorporated cities of Los Angeles County. The service area extends over 3,000 square miles. Supplementing the 7.5 million volume book collection, the LA County Library also offers magazines, newspapers, government publications and many specialized materials including online databases. The Proposed Project is not anticipated to result in a deterioration of library services since the Applicant will be required to pay development impact fees, which could be used to offset any increase in library demand. There are no current plans to build new libraries that would serve the Project Site area. Therefore, the library branches serving the Project Sites would be able to meet the Proposed Project's demand for library services. No mitigation is required.
RECREATION		
<i>Impact REC-1 Increased Use of Existing Parks or Other Recreational Facilities such that Deterioration Would Occur</i>	PMM-REC-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects on the use of existing neighborhood and regional parks or other recreational facilities, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Prior to the issuance of permits, where projects require the construction or expansion of recreational facilities or the payment of equivalent Quimby fees, consider increasing the accessibility to natural areas and lands for outdoor recreation from the proposed project area, in coordination with local and regional open space planning and/or responsible management agencies. b) Prior to the issuance of permits, where projects require the construction or expansion of recreational facilities or the payment of equivalent Quimby fees, encourage patterns of urban development and land use which reduce costs on infrastructure and make better use of existing facilities, using strategies such as: i) Increasing the accessibility to natural areas for outdoor recreation	No mitigation applies. The Proposed Project would not result in significant impacts with implementation of the following project design features that avoid or reduce the significant effects on the integrity of recreation facilities, particularly neighborhood parks in the vicinity of HQTAs and other applicable development projects, that are within the jurisdiction and responsibility of other public agencies and/or Lead Agencies. Although no mitigation is required, the Proposed Project incorporates the following project design feature: The Proposed Project would include a total of 35,010 square feet of open space across both Projects, including a gym, water feature and pool, children's play area, and barbeque areas.

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Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
	ii) Utilizing “green” development techniques iii) Promoting water-efficient land use and development iv) Encouraging multiple uses, such as the joint use of schools v) Including trail systems and trail segments in General Plan recreation standards	
<u>Impact REC-2</u> Adverse Impacts Associated With New or Physically Altered Park Facilities, Need for New or Physically Altered Park Facilities / Include Recreational Facilities or Expansion of Recreation Facilities	See PMM-REC-1 , PMM-AQ-2 , and PMM-NOISE-1 .	No mitigation applies. The Proposed Project would not result in significant impacts with implementation of the following project design feature that avoid or reduce the significant effects on the integrity of recreation facilities, particularly neighborhood parks in the vicinity of HQTAs and other applicable development projects, that are within the jurisdiction and responsibility of other public agencies and/or Lead Agencies. Although no mitigation is required, implementation of this design feature substantially conforms to these Mitigation Measures: • The Proposed Project would include a total of 35,010 square feet of open space across both Projects, including a gym, water feature and pool, children's play area, and barbeque areas.
TRANSPORTATION		
<u>Impact TRA-1</u> Conflict with a Program, Plan, Ordinance or Policy Addressing the Circulation System	No mitigation is required.	No mitigation applies. As noted throughout this SCPE, the Project Sites are located less than ¼ mile from Whittier Boulevard, which is identified as an HQTC by the 2020-2045 RTP/SCS. Therefore, the Proposed Project would also directly encourage the utilization of transit due to its close proximity to its proximity to public transit and employment opportunities., which is expected to further increase the projected number of walk or transit trips rather than auto vehicle trips. In addition, the Proposed Project would provide a total of 170 bicycle spaces across both Projects to promote travel by bicycle. Accordingly, the Proposed Project is not anticipated to conflict with any program, plan ordinance or policy addressing the circulation system, and no mitigation is required.
<u>Impact TRA-2</u> Conflict with or Be Inconsistent	MM-TRA-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the	No mitigation applies. Pursuant to CEQA Guidelines Section 15064.3(b)(1),

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Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
With CEQA Guidelines section 15064.3(b)	<i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to transportation-related impacts, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: Transportation demand management (TDM) strategies should be incorporated into individual land use and transportation projects and plans, as part of the planning process. Local agencies should incorporate strategies identified in the Federal Highway Administration's publication: Integrating Demand Management into the Transportation Planning Process: A Desk Reference (August 2012) into the planning process (FHWA 2012). For example, the following strategies may be included to encourage use of transit and non-motorized modes of transportation and reduce vehicle miles traveled on the region's roadways: - include TDM mitigation requirements for new developments; - incorporate supporting infrastructure for non-motorized modes, such as, bike lanes, secure bike parking, sidewalks, and crosswalks; - provide incentives to use alternative modes and reduce driving, such as, universal transit passes, road and parking pricing; - implement parking management programs, such as parking cash-out, priority parking for carpools and vanpools; - develop TDM-specific performance measures to evaluate project-specific and system-wide performance; - incorporate TDM performance measures in the decision-making process for identifying transportation investments; - implement data collection programs for TDM to determine the effectiveness of certain strategies and to measure success over time; and - set aside funding for TDM initiatives. The increase in per capita VMT on facilities experiencing LOS F represents a significant impact compared to existing conditions. To assess whether implementation of these specific mitigation strategies would result in measurable traffic congestion reductions, implementing actions may need to be further refined within the overall parameters of the proposed Plan and matched to local conditions in any subsequent project-level environmental analysis.	development projects within one-half mile of a major transit stop or a stop along an HQTC shall generally be presumed to have a less than significant impact pertaining to VMT. As noted throughout this SCPE, the Project Sites are located less than ¼ mile from Whittier Boulevard, which is identified as an HQTC by the 2020-2045 RTP/SCS. Notwithstanding this presumption, the Project will also directly encourage the utilization of transit due to its close proximity to its proximity to public transit, employment, and entertainment destinations, which is expected to further increase the projected number of walk or transit trips rather than auto vehicle trips. In addition, the Proposed Project will provide a total of 170 bicycle spaces across both Projects to promote travel by bicycle. Accordingly, the Proposed Project is not anticipated to result in any impacts pertaining to conflicts with CEQA Guidelines Section 15064.3(b), and no mitigation is required.

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Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
<i>Impact TRA-3 Substantially Increase Hazards Due to a Geometric Design Feature</i>	No mitigation is required.	No mitigation applies. The Proposed Project would be required to meet minimum roadway widths established in the City's Municipal Code. These standards ensure that roadways have adequate width to accommodate emergency vehicle access and to permit the efficient movement of a large number of people. Additionally, pursuant to existing City regulatory requirements, access would be reviewed by the Fire Department to ensure the Proposed Project conforms to all applicable traffic design standards. Through compliance with these regulatory measures, no impacts regarding access would occur, and no mitigation is required.
<i>Impact TRA-4 Result in Inadequate Emergency Access / Substantially Impair Adopted Emergency Response Plan or Emergency Evacuation Plan</i>	PMM-TRA-2: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects which may substantially impair implementation of an adopted emergency response plan or emergency evacuation plan, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Prior to construction, project implementation agencies can and should ensure that all necessary local and state road and railroad encroachment permits are obtained. The project implementation agency can and should also comply with all applicable conditions of approval. As deemed necessary by the governing jurisdiction, the road encroachment permits may require the contractor to prepare a traffic control plan in accordance with professional engineering standards prior to construction. Traffic control plans can and should include the following requirements: • Identification of all roadway locations where special construction techniques (e.g., directional drilling or night construction) would be used to minimize impacts to traffic flow. • Development of circulation and detour plans to minimize impacts to local street circulation. This may	Mitigation applies. As mentioned above, the Proposed Project would be required to meet minimum roadway widths established in the City's Municipal Code. These standards ensure that roadways have adequate width to accommodate emergency vehicle access and to permit the efficient movement of a large number of people. Additionally, pursuant to existing City regulatory requirements, access would be reviewed by the Fire Department to ensure the Proposed Project conforms to all applicable emergency evacuation plans, and other regional and local plans establishing access during emergencies. Additionally, the Proposed Project will implement the following Mitigation Measure that is consistent with PMM-TRA-2 as it will avoid or reduce the potential for conflicts to emergency access: • Mitigation Measure Transportation No. 1: (Construction Management Plan) - o A construction work site traffic control plan shall be submitted to the City for review and approval in accordance with the MMC prior to the start of any construction work. The plans shall show the location of roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. All construction related traffic shall be restricted to off-peak hours to the extent possible.

Table 4**Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)**

Topic	Project-Level Mitigation Measures	Applicability to the Project
	include the use of signing and flagging to guide vehicles through and/or around the construction zone. • Scheduling of truck trips outside of peak morning and evening commute hours. • Limiting of lane closures during peak hours to the extent possible. • Usage of haul routes minimizing truck traffic on local roadways to the extent possible. • Inclusion of detours for bicycles and pedestrians in all areas potentially affected by project construction. • Installation of traffic control devices as specified in the California Department of Transportation Manual of Traffic Controls for Construction and Maintenance Work Zones. • Development and implementation of access plans for highly sensitive land uses such as police and fire stations, transit stations, hospitals, and schools. The access plans would be developed with the facility owner or administrator. To minimize disruption of emergency vehicle access, affected jurisdictions can and should be asked to identify detours for emergency vehicles, which will then be posted by the contractor. Notify in advance the facility owner or operator of the timing, location, and duration of construction activities and the locations of detours and lane closures. • Storage of construction materials only in designated areas. • Coordination with local transit agencies for temporary relocation of routes or bus stops in work zones, as necessary. • Ensure the rapid repair of transportation infrastructure in the event of an emergency through cooperation among public agencies and by identifying critical infrastructure needs necessary for:	- o Lane closures during peak hours shall be limited to the extent possible. - o All delivery truck loading and unloading shall take place on site to the extent possible. - o The Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout construction to the extent possible.

Table 4

Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
	a) emergency responders to enter the region, b) evacuation of affected facilities, and c) restoration of utilities. Enhance emergency preparedness awareness among public agencies and with the public at large.	
TRIBAL CULTURAL RESOURCES		
<u>Impact TCR-1</u> Cause Substantial Adverse Change in Significance of Tribal Cultural Resource Defined in PRC Section 21074	<u>Project-Level Mitigation Measure</u> See MM-CULT-1. MM-TCR-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects on tribal cultural resources, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Avoidance and preservation of the resources in place, including, but not limited to, planning and construction to avoid the resources and protect the cultural and natural context, or planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria; b) Treating the resource with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following: protecting the cultural character and integrity of the resource; protecting the traditional use of the resource; and protecting the confidentiality of the resource; c) Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places; and protecting the resource.	Mitigation applies. Although tribal consultation is not required for the preparation of a SCPE, the City has elected to undertake the AB 52 consultation process with regard to tribal cultural resources. Based on the findings of these technical reports and upon conclusion of the AB 52 consultation process, according to representatives of the Gabrieleno Band of Mission Indians – Kizh Nation, the two Project Sites have a high probability of containing tribal cultural resources. Accordingly, the City has determined that the following Mitigation Measures would be equal to or more effective than this Mitigation Measure in avoiding potential impacts regarding inadvertent finds of tribal cultural resources: Tribal Cultural Resources Mitigation Measure No. 1. Prior to the commencement of any ground disturbing activity at the project site, the project applicant shall retain a Native American Monitor approved by the Gabrieleno Band of Mission Indians-Kizh Nation – the tribe that consulted on this project pursuant to Assembly Bill AB-52 – SB-18 (the “Tribe” or the “Consulting Tribe”). A copy of the executed contract shall be submitted to the Lead Agency prior to the issuance of any permit necessary to commence a ground-disturbing activity. The Tribal monitor will only be present on-site during the construction phases that involve ground-disturbing activities. Ground disturbing activities are defined by the Tribe as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching,

Table 4

Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
		within the project area. The Tribal Monitor will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when all ground-disturbing activities on the Project Site are completed, or when the Tribal Representatives and Tribal Monitor have indicated that all upcoming ground-disturbing activities at the Project Site have little to no potential for impacting Tribal Cultural Resources. Upon discovery of any Tribal Cultural Resources, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 50 feet) until the find can be assessed. All Tribal Cultural Resources unearthed by project activities shall be evaluated by the Tribal monitor approved by the Consulting Tribe and a qualified archaeologist if one is present. If the resources are Native American in origin, the Consulting Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. If human remains and/or grave goods are discovered or recognized at the Project Site, all ground disturbance shall immediately cease, and the county coroner shall be notified per Public Resources Code Section 5097.98, and Health & Safety Code Section 7050.5. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Work may continue in other parts of the Project site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]). Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin (non-TCR) shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los

Table 4

Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
		Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes. • Tribal Cultural Resources Mitigation Measure No. 2. Unanticipated Discovery of Human Remains and Associated Funerary Objects: Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the NAHC and PRC 5097.98 shall be followed. • Tribal Cultural Resources Mitigation Measure No. 3. Resource Assessment & Continuation of Work Protocol: Upon discovery of human remains, the tribal and/or archaeological monitor/consultant/consultant will immediately divert work at minimum of 100 feet and place an exclusion zone around the discovery location. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are human and subsequently Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated

Table 4

Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
		by state law who will then appoint a Most Likely Descendent (MLD). Tribal Cultural Resources Mitigation Measure No. 4. Kizh-Gabrieleno Procedures for burials and funerary remains: If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. Tribal Cultural Resources Mitigation Measure No. 5. Treatment Measures: Prior to the continuation of ground disturbing activities, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the

Table 4

Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
		excavation is treated carefully, ethically, and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains. - o Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered. • Tribal Cultural Resources Mitigation Measure No. 6. Professional Standards: Native American and Archaeological monitoring during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of TCR's shall be taken. The Native American monitor must be approved by the Gabrieleno Band of Mission Indians-Kizh Nation. Principal personnel for Archaeology must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal

Table 4

Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
		investigator working with Native American archaeological sites in southern California.
UTILITIES AND SERVICE SYSTEMS		
<u>Impact USWS-1</u> <i>Require Relocation or Construction of New or Expanded Water Facilities</i>	PMM-USWS-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation measures to ensure sufficient water supplies, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Reduce exterior consumptive uses of water in public areas, and should promote reductions in private homes and businesses, by shifting to drought-tolerant native landscape plantings, using weather-based irrigation systems, educating other public agencies about water use, and installing related water pricing incentives. b) Promote the availability of drought-resistant landscaping options and provide information on where these can be purchased. Use of reclaimed water especially in median landscaping and hillside landscaping can and should be implemented where feasible. c) Implement water conservation best practices such as low-flow toilets, water-efficient clothes washers, water system audits, and leak detection and repair. d) For projects located in an area with existing reclaimed water conveyance infrastructure and excess reclaimed water capacity, use reclaimed water for non-potable uses, especially landscape irrigation. For projects in a location planned for future reclaimed water service, projects should install dual plumbing systems in anticipation of future use. Large developments could treat wastewater onsite to tertiary standards and use it for non-potable uses onsite.	No mitigation applies. There are no existing water or wastewater treatment plants, electric power plants, telecommunications facilities, natural gas facilities, or stormwater drainage infrastructure located on-site. Therefore, the Proposed Project's implementation would not require the relocation of any of the aforementioned facilities. In addition, as discussed in Section 2.0 of this SCPE, the Proposed Project's increase in demand for waste disposal, water, and wastewater treatment services can be adequately handled and no expansion of these services is required. Accordingly, no mitigation is applicable.
<u>Impact USWS-2</u> <i>Have Sufficient Water Supplies to Serve Project and Future Development During Normal, Dry and Multiple Dry Years</i>	See PMM-USWS-1 .	No mitigation applies. As noted in Section 2.0 of this SCPE, water service is provided to the Project Sites by the Montebello Land and Water Company (MLWC). According to the MLWC's 2020 Urban Water Management Plan, the Company will have an adequate supply of water to meet the projected demand under a normal year scenario, a single dry-year

Table 4

Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
		scenario, and a multiple dry year scenario for years 2025 through 2045, taking into consideration population growth projections provided by SCAG and the proportion of the City's population served by MLWC. ⁴⁴ As noted above, the Proposed Project's increase in residential population is well within SCAG's forecasted population growth for the region; therefore, the Proposed Project can be adequately supplied by water. Thus, the Project Sites can be adequately served by existing water utilities, and no mitigation is applicable.
<u>Impact USWW-1</u> Require Relocation or Construction of New or Expanded Wastewater or Storm Drainage Facilities	See PMM-HYD-1. PMM-USWW-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects on utilities and service systems, particularly for construction of wastewater facilities, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: • During the design and CEQA review of individual future projects, implementing agencies and projects sponsors shall determine whether sufficient wastewater capacity exists for the proposed projects. There CEQA determinations must ensure that the proposed development can be served by its existing or planned treatment capacity. If adequate capacity does not exist, project sponsors shall coordinate with the relevant service provider to ensure that adequate public services and utilities could accommodate the increased demand, and if not, infrastructure improvements for the appropriate public service or utility shall be identified in each project's CEQA documentation. The relevant public service provider or utility shall be responsible for undertaking project-level review as necessary to provide CEQA clearance for new facilities.	No mitigation applies. As mentioned previously under Impact USWS-1, there are no existing water or wastewater treatment plants, electric power plants, telecommunications facilities, natural gas facilities, or stormwater drainage infrastructure located on-site. Therefore, the Proposed Project's implementation would not require the relocation of any of the aforementioned facilities. In addition, as discussed in Section 2.0 of this SCPE, the Proposed Project's increase in demand for wastewater treatment services can be adequately handled, and no expansion of these services is required. Accordingly, no mitigation is applicable.
<u>Impact USWW-2</u> Result in Determination	See PMM-UWW-1.	No mitigation applies. As noted in Section 2.0 of this SCPE, the Project Sites are served by City-owned sewer lines, which convey

⁴⁴ Montebello Land and Water Company, 2020 Urban Water Management Plan, Sections 3-6 and 7.

Table 4

Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
<i>By Wastewater Treatment Provider That it Has Adequate Capacity to Serve Project</i>		wastewater into the Los Coyotes Water Reclamation Plant (WRP) operated by the Los Angeles County Sanitation Districts (LACSD). The WRP provides primary, secondary, and tertiary treatment for 37.5 million gallons of wastewater per day and serves a population of approximately 370,000 people. ⁴⁵ The Proposed Project's net increase in wastewater generated from the Project Sites would represent an infinitesimal proportion of the WRP's available capacity, and in conformance with existing City and LACSD regulations, the Proposed Project will pay all applicable development and connection fees and be required to install any necessary infrastructure improvements to ensure adequate wastewater service to the Project Sites. Thus, the Project Sites can be adequately served by existing wastewater utilities, and no mitigation is applicable.
<i>Impact USSW-1</i> <i>Generate Solid Waste in Excess of Capacity of Infrastructure, Solid Waste Reduction Goals</i> <i>Impact USSW-2</i> <i>Comply With Federal, State, and Local Management and Reduction Statutes and Regulations Related to Solid Waste</i>	PMM-USSW-2: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation measures to reduce the generation of solid waste, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: Integrate green building measures with CALGreen (California Building Code Title 24) into project design, including but not limited to the following: - Reuse and minimization of construction and demolition (C&D) debris and diversion of C&D waste from landfills to recycling facilities. - Inclusion of a waste management plan that promotes maximum C&D diversion. - Source reduction through (1) use of materials that are more durable and easier to repair and maintain, (2) design to generate less scrap material through dimensional planning, (3) increased recycled content, (4) use of reclaimed materials, and (5) use of structural materials in a dual role as finish material (e.g., stained concrete flooring, unfinished ceilings, etc.).	No mitigation applies. The City of Montebello contracts with Athens Services for all of its waste removal services. The Proposed Project is subject to the following regulatory compliance measure that avoids or reduces the significant effects to serve landfills with sufficient permitted capacity to accommodate solid waste disposal needs that are within the responsibility of public agencies and/or Lead Agencies: Utilities (Solid Waste Recycling): Before taking the City's waste to a landfill for final disposal, the City requires Athens to process Montebello's waste through a materials recovery facility (MRF) sorting center. This program allows the City to meet the 50 percent landfill diversion mandate required by California law while providing the greatest convenience possible to residents and businesses.

⁴⁵ Los Coyotes Water Reclamation Plant information, available at: <https://www.lacsd.org/services/wastewater-sewage/facilities/los-coyotes-water-reclamation-plant>.

Table 4**Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)**

Topic	Project-Level Mitigation Measures	Applicability to the Project
	d) Reuse of existing structure and shell in renovation projects. e) Development of indoor recycling program and space. f) Discourage the siting of new landfills unless all other waste reduction and prevention actions have been fully explored. If landfill siting or expansion is necessary, site landfills with an adequate landfill-owned, undeveloped land buffer to minimize the potential adverse impacts of the landfill in neighboring communities. g) Discourage exporting of locally generated waste outside of the SCAG region during the construction and implementation of a project. Encourage disposal within the county where the waste originates as much as possible. Promote green technologies for long-distance transport of waste (e.g., clean engines and clean locomotives or electric rail for waste-by-rail disposal systems) and consistency with SCAQMD and Connect SoCal policies can and should be required. h) Encourage waste reduction goals and practices and look for opportunities for voluntary actions to exceed the 80 percent waste diversion target. i) Encourage the development of local markets for waste prevention, reduction, and recycling practices by supporting recycled content and green procurement policies, as well as other waste prevention, reduction and recycling practices. j) Develop ordinances that promote waste prevention and recycling activities such as: requiring waste prevention and recycling efforts at all large events and venues; implementing recycled content procurement programs; and developing opportunities to divert food waste away from landfills and toward food banks and composting facilities. k) Develop and site composting, recycling, and conversion technology facilities that have minimum environmental and health impacts. l) Integrate reuse and recycling into residential industrial, institutional and commercial projects.	

Table 4

Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
	m) Provide education and publicity about reducing waste and available recycling services. n) Implement or expand city or county-wide recycling and composting programs for residents and businesses. This could include extending the types of recycling services offered (e.g., to include food and green waste recycling) and providing public education and publicity about recycling services.	
WILDFIRE		
<u>Impact WF-2</u> <i>Exacerbate Wildfire Risks, Expose Project Occupants to Pollutant Concentrations from Wildfire or Uncontrolled Spread of Wildfire</i>	PMM-WF-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation measures to wildfire risk, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) Launch fire prevention education for local cities and counties such that local fire agencies, homeowners, as well as commercial and industrial businesses are aware of potential sources of fire ignition and the related procedures to curb or lessen any activities that might initiate fire ignition. b) Ensure structures in high fire risk areas are built to current state and federal standards which serve to greatly increase the chances the structure will survive a wildfire and also allow for people to shelter-in-place. c) Improve road access for emergency response and evacuation so people can evacuate safely and timely when necessary. d) Improve, and educate regarding, local emergency communications and notifications with residents and businesses. e) Enforce defensible space regulations to keep overgrown and unmanaged vegetation, accumulations of trash and other flammable material away from structures. f) Provide public education about wildfire risk and fire prevention measures, and safety procedures and practices to allow for safe	No mitigation applies. The Project Sites are improved with residential dwelling units and are located in an urbanized area of the City. According to the City's Hazard Mitigation Plan, the City of Montebello is not located within a designated very high fire hazard severity zone. Accordingly, no impacts pertaining to wildfire are anticipated and no mitigation is required.

Table 4

Applicability of Project-Level Mitigation Measures from Connect SoCal (2020-2045 Regional Transportation Plan / Sustainable Communities Strategy)

Topic	Project-Level Mitigation Measures	Applicability to the Project
	evacuation and/or options to shelter-in-place	
<u>Impact WF-3</u> Require Installation or Maintenance of Associated Infrastructure that May Exacerbate Fire Risks, May Result in Temporary or Ongoing Impacts to Environment	See PMM-HAZ-4. PMM-WF-2: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i>, a Lead Agency for a project can and should consider mitigation measures to wildfire risk, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency: a) New development or infrastructure activity within very high hazard severity zones or SRAs shall be required to 1) Submit a fire protection plan including the designation of fire watch staff; 2) Maintain water and other fire suppression equipment designated solely for firefighting on site for any construction and maintenance activities; 3) Locate construction and maintenance equipment in designated "safe areas" such that they do not discharge combustible materials; and 4) Designate trained fire watch staff during project construction to reduce risk of fire hazards.	No mitigation applies. The Project Sites are improved with residential dwelling units and are located in an urbanized area of the City. According to the City's Hazard Mitigation Plan, the City of Montebello is not located within a designated very high fire hazard severity zone. Accordingly, no impacts pertaining to wildfire are anticipated, and no mitigation is required.
<u>Impact WF-4</u> Expose People, Structures to Downslope, Downstream Flooding, Landslides Resulting from Runoff, Post-Fire Slope Stability, or Drainage Changes	See PMM-WF-1, PMM-WF-2, PMM-HYD-1, and PMM-HAZ-4.	No mitigation applies. The Project Sites are improved with residential dwelling units and is located in an urbanized area of the City. According to the City's Hazard Mitigation Plan, the City of Montebello is not located within a designated very high fire hazard severity zone. Accordingly, no impacts pertaining to wildfire are anticipated, and no mitigation is required.
<i>Source: Southern California Association of Governments, Exhibit A: Mitigation Monitoring and Reporting Program for the Final Connect SoCal PEIR, adopted May 2020.</i>		

5.0 Mitigation Measures

5.1 Noise

- ***Mitigation Measure Noise No.1***

- o Install temporary noise barriers during construction.
- o Post procedures and phone numbers at the construction site for notifying the Lead Agency staff, local Police Department, and construction contractor (during regular construction hours and off-hours), along with permitted construction days and hours, complaint procedures, and who to notify in the event of a problem.
- o Notify neighbors and occupants within 300 feet of the project construction area at least 30 days in advance of anticipated times when noise levels are expected to exceed limits established in the noise element of the general plan or noise ordinance.
- o Designate an on-site construction complaint and enforcement manager for the project.
- o Ensure that construction equipment are properly maintained per manufacturers' specifications and fitted with the best available noise suppression devices (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds silencers, wraps). All intake and exhaust ports on power equipment shall be muffled or shielded.
- o Use hydraulically or electrically powered tools (e.g., jack hammers, pavement breakers, and rock drills) for project construction to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust should be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves should be used, if such jackets are commercially available, and this could achieve a further reduction of 5 dBA. Quieter procedures should be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.
- o Use equipment and trucks with the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds, wherever feasible) for project construction.
- o Stationary noise sources can and should be located as far from adjacent sensitive receptors as possible and they should be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the Lead Agency (or other appropriate government agency) to provide equivalent noise reduction.
- o Use of portable barriers in the vicinity of sensitive receptors during construction.
- o Monitor the effectiveness of noise attenuation measures by taking noise measurements.

- o Prohibit idling of construction equipment for extended periods of time in the vicinity of sensitive receptors.

5.2 Transportation

- ***Mitigation Measure Transportation No. 1: (Construction Management Plan)***
 - o A Construction work site traffic control plan shall be submitted to the City for review and approval in accordance with the MMC prior to the start of any construction work. The plans shall show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. All construction related traffic shall be restricted to off-peak hours to the extent possible.
 - o Lane closures during peak hours shall be limited to the extent possible.
 - o All delivery truck loading and unloading shall take place on site to the extent possible.
 - o The Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout construction to the extent possible.

5.3 Tribal Cultural Resources

- ***Tribal Cultural Resources Mitigation Measure No. 1.*** Prior to the commencement of any ground disturbing activity at the project site, the project applicant shall retain a Native American Monitor approved by the Gabrieleno Band of Mission Indians-Kizh Nation – the tribe that consulted on this project pursuant to Assembly Bill AB-52 – SB-18 (the “Tribe” or the “Consulting Tribe”). A copy of the executed contract shall be submitted to the Lead Agency prior to the issuance of any permit necessary to commence a ground-disturbing activity. The Tribal monitor will only be present on-site during the construction phases that involve ground-disturbing activities. Ground disturbing activities are defined by the Tribe as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor will complete daily monitoring logs that will provide descriptions of the day’s activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when all ground-disturbing activities on the Project Site are completed, or when the Tribal Representatives and Tribal Monitor have indicated that all upcoming ground-disturbing activities at the Project Site have little to no potential for impacting Tribal Cultural Resources. Upon discovery of any Tribal

Cultural Resources, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 50 feet) until the find can be assessed. All Tribal Cultural Resources unearthed by project activities shall be evaluated by the Tribal monitor approved by the Consulting Tribe and a qualified archaeologist if one is present. If the resources are Native American in origin, the Consulting Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. If human remains and/or grave goods are discovered or recognized at the Project Site, all ground disturbance shall immediately cease, and the county coroner shall be notified per Public Resources Code Section 5097.98, and Health & Safety Code Section 7050.5. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Work may continue in other parts of the Project site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]). Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin (non-TCR) shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.

- ***Tribal Cultural Resources Mitigation Measure No. 2.*** Unanticipated Discovery of Human Remains and Associated Funerary Objects: Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the NAHC and PRC 5097.98 shall be followed.
- ***Tribal Cultural Resources Mitigation Measure No. 3.*** Resource Assessment & Continuation of Work Protocol: Upon discovery of human remains, the tribal and/or archaeological monitor/consultant/consultant will immediately divert work at minimum of 100 feet and place an exclusion zone around the discovery location.

The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are human and subsequently Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD).

- ***Tribal Cultural Resources Mitigation Measure No. 4.*** Kizh-Gabrieleno Procedures for burials and funerary remains: If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.
- ***Tribal Cultural Resources Mitigation Measure No. 5.*** Treatment Measures: Prior to the continuation of ground disturbing activities, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically, and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the

location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.

- o Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.

- ***Tribal Cultural Resources Mitigation Measure No. 6.*** Professional Standards: Native American and Archaeological monitoring during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of TCR's shall be taken. The Native American monitor must be approved by the Gabrieleno Band of Mission Indians-Kizh Nation. Principal personnel for Archaeology must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California.

APPENDIX A

Connect SoCal,
The 2020-2045 Regional Transportation
Plan/Sustainable Communities Strategy
of the Southern California Association of
Governments
September 3, 2020.

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THE 2020-2045 REGIONAL TRANSPORTATION PLAN/
SUSTAINABLE COMMUNITIES STRATEGY OF THE
SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS



ADOPTED ON
SEPTEMBER 3, 2020

REGIONAL COUNCIL

POLICY COMMITTEE MEMBERS

RESOLUTION NO. 20-621-1

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**ADOPTED ON
SEPTEMBER 3, 2020**

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Highway Administration



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OUR VISION

Southern California's
catalyst for a brighter future.

OUR MISSION

To foster innovative regional solutions that improve the lives of Southern Californians through inclusive **collaboration**, visionary **planning**, regional **advocacy**, information **sharing**, & promoting **best practices**.

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OUR CORE VALUES

- Be Open
- Lead By Example
- Make An Impact
- Be Courageous

RESOLUTION NO. 20-624-1

A RESOLUTION OF THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG) ADOPTING THE 2020-2045 REGIONAL TRANSPORTATION PLAN/SUSTAINABLE COMMUNITIES STRATEGY (CONNECT SOCAL) PROGRAM ENVIRONMENTAL IMPACT REPORT (PEIR) ADDENDUM AND APPROVING CONNECT SOCAL IN ITS ENTIRETY

WHEREAS, the Southern California Association of Governments (SCAG) is a Joint Powers Agency established pursuant to California Government Code Section 6502 et seq.;

WHEREAS, SCAG is the designated Metropolitan Planning Organization (MPO) for the counties of Los Angeles, Riverside, San Bernardino, Ventura, Orange, and Imperial, pursuant to Title 23, United States Code Section 134(d);

WHEREAS, SCAG is responsible for maintaining a continuing, cooperative, and comprehensive transportation planning process which involves the preparation and update every four years of a Regional Transportation Plan (RTP) pursuant to Title 23, United States Code Section 134 et seq., Title 49, United States Code Section 5303 et seq., and Title 23, Code of Federal Regulations Section 450 et seq.;

WHEREAS, SCAG is the multi-county designated transportation planning agency under state law, and as such is responsible for preparing, adopting and updating every four years the RTP and Sustainable Communities Strategy (SCS) pursuant to Government Code Section 65080 et seq.;

WHEREAS, pursuant to Senate Bill 375 (Steinberg, 2008) as codified in Government Code Section 65080(b) et seq., SCAG prepared an SCS as a component of the RTP document that demonstrates how the region will meet its greenhouse gas (GHG) reduction targets as determined by the California Air Resources Board (ARB);

WHEREAS, ARB set the per capita GHG emission reduction targets from automobiles and light trucks for the SCAG region at 8% below 2005 per capita emissions levels by 2020 and 19% below 2005 per capita emissions levels by 2035;

WHEREAS, pursuant to Government Code Section 65080(b)(2)(B), the SCS must: (1) identify the general location of uses, residential densities, and building intensities within the region; (2) identify areas within the region sufficient to house all the population of the region, including all economic segments of the population, over the course of the planning period of the regional transportation plan taking into account net migration into the region, population growth, household formation and employment growth; (3) identify areas within the region sufficient to house an eight-year projection of the regional housing need for the region pursuant to Government Code Section 65584; (4) identify a transportation network to service the transportation needs of the region; (5) gather and consider the best practically available scientific information regarding resource areas and farmland in the region as defined in subdivisions (a) and (b) of Section 65080.01; and (6) consider the state housing goals specified in Sections 65580 and 65581, (7) set forth a forecasted development pattern for the region, which, when integrated with the transportation network, and other transportation measures and policies, will reduce the GHG emissions from automobiles and light trucks to achieve the GHG reduction targets approved by the state board, and (8) allow the RTP to comply with air quality conformity requirements under the federal Clean Air Act;

WHEREAS, through the continuing, comprehensive and coordinated transportation planning process in conformance with all applicable federal and state requirement, SCAG developed and prepared the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy ("RTP/SCS," "Connect SoCal" or "Plan");

WHEREAS, Connect SoCal sets forth the long-range regional plan, policies and strategies for transportation improvements and regional growth throughout the SCAG region through the horizon year of 2045;

WHEREAS, Connect SoCal includes a regional growth forecast that was developed by working with local jurisdictions using the most recent land use plans and policies and planning assumptions;

WHEREAS, Connect SoCal includes a financial plan identifying the revenues committed, available or reasonably available to support the SCAG region's surface transportation investments. The financial plan was developed following basic principles including incorporation of county and local financial planning documents in the region where available, and utilization of published data sources to evaluate historical trends and augment local forecasts as needed;

WHEREAS, Connect SoCal includes a financially constrained plan and a strategic plan. The constrained plan includes transportation projects that have committed, available or reasonably available revenue sources, and thus are probable for implementation. The strategic plan is an illustrative list of additional transportation investments that the region would pursue if additional funding and regional commitment were secured; and such investments are potential candidates for inclusion in the constrained RTP/SCS through future amendments or updates. The strategic plan is provided for information purposes only and is not part of the financially constrained and conforming Connect SoCal;

WHEREAS, Connect SoCal includes a sustainable communities strategy which sets forth a forecasted development pattern for the region, which, when integrated with the transportation network, and other transportation measures and policies, if implemented, will reduce the GHG emissions from

automobiles and light trucks to achieve the regional GHG targets set by ARB for the SCAG region;

WHEREAS, Connect SoCal must comply with all applicable provisions of federal and state law including but not limited to:

- (1) The Moving Ahead for Progress in the 21st Century Act (MAP-21, PL 112-141) and the metropolitan planning regulations at Title 23, United States Code Section 134 et seq., as was amended by the Fixing America's Surface Transportation Act (P.L. 114-94, December 4, 2015);
- (2) The metropolitan planning regulations at 23 C.F.R. Part 450, Subpart C;
- (3) California Government Code Section 65080 et seq.; Public Utilities Code Section 130058 and 130059; and Public Utilities Code Section 44243.5;
- (4) Sections 174 and 176(c) and (d) of the federal Clean Air Act [(42 U.S.C. §§7504 and 7506(c) and (d))] and U.S. Environmental Protection Agency (EPA) transportation conformity regulations, 40 C.F.R. Parts 51 and 93;
- (5) Title VI of the 1964 Civil Rights Act and the Title VI assurance executed by the State pursuant to Title 23, United States Code Section 324;
- (6) The Department of Transportation's Final Environmental Justice Strategy (60 Fed. Reg. 33896; June 29, 1995) enacted pursuant to Executive Order 12898, which seeks to avoid disproportionately high and adverse impacts on minority and low-income populations with respect to human health and the environment;
- (7) Title II of the 1990 Americans with Disabilities Act (42 U.S.C. §§ 12101 et seq.) and its accompanying regulations (49 C.F.R. §§ 27, 37, and 38); and
- (8) SB 375 (Steinberg, 2008) as codified in California Government Code §65080(b) et seq.;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) (Cal. Pub. Res. § 21000 et seq.) and CEQA Guidelines (Cal. Code Regs., Tit. 14, §15000 et seq.), SCAG, as the Lead Agency, prepared the Final

Program Environmental Impact Report (PEIR) for Connect SoCal;

WHEREAS, SCAG has also prepared and adopted a Mitigation Monitoring and Reporting Program in compliance with Public Resources Code §21081.6 and CEQA Guidelines §15097;

WHEREAS, in non-attainment and maintenance areas for transportation-related criteria pollutants, the MPO, as well as the Federal Highways Administration (FHWA) and Federal Transit Administration (FTA), must make a transportation conformity determination on any updated or amended RTP in accordance with the federal Clean Air Act to ensure that federally supported highway and transit project activities conform to the purpose of the State Implementation Plan (SIP);

WHEREAS, transportation conformity is based upon a positive conformity finding with respect to the following tests: (1) regional emissions analysis, (2) timely implementation of Transportation Control Measures, (3) financial constraint, and (4) interagency consultation and public involvement;

WHEREAS, pursuant to Government Code §65080(b) (2)(F) and federal public participation requirements, including 23 C.F.R. §450.316(b)(1)(iv), SCAG must prepare the RTP/SCS by providing adequate public notice of public involvement activities and time for public review. On September 6, 2018, SCAG approved and adopted a Public Participation Plan, to serve as a guide for SCAG's public involvement process, including the public involvement process to be used for the Connect SoCal, and included an enhanced outreach program that incorporates the public participation requirements of SB 375 and adds strategies to better serve the underrepresented segments of the region;

WHEREAS, pursuant to Government Code §65080(b) (2)(F)(iii), during the summer 2019, SCAG held a series of RTP/SCS public workshops throughout the region, including residents, elected officials, representatives of public agencies, community organizations, and environmental, housing and business stakeholders;

WHEREAS, in accordance with the interagency consultation requirements, 40 C.F.R. §93.105, SCAG consulted with the respective transportation and

air quality planning agencies, including but not limited to, extensive discussion of the Draft Connect SoCal Transportation Conformity Technical Report before the Transportation Conformity Working Group (a forum for implementing the interagency consultation requirements) throughout the RTP/SCS update process;

WHEREAS, the Transportation Conformity Technical Report contained in Connect SoCal makes a positive transportation conformity determination. Using the final motor vehicle emission budgets submitted by ARB and approved or found to be adequate by EPA, this conformity determination is based upon staff's analysis of the applicable transportation conformity tests;

WHEREAS, SCAG released the Draft Connect SoCal and the associated Draft Amendment No. 19-12 to the 2019 FTIP for a 60-day public review and comment period that began on November 14, 2019 and ended on January 24, 2020;

WHEREAS, SCAG followed the provisions of its adopted Public Participation Plan regarding public involvement activities for the Draft Connect SoCal and Draft PEIR. Public outreach efforts included publication of the Draft Connect SoCal and Draft PEIR on SCAG's website, distribution of public information materials, held three (3) duly-noticed public hearings (public hearings were video-conferenced to 5 regional offices in different counties), and 21 elected official briefings within the SCAG region to allow stakeholders, elected officials and the public to comment on the Draft Connect SoCal and the Draft PEIR;

WHEREAS, during the public review and comment period, SCAG received 107 verbal and written comment submissions on the Draft Connect SoCal;

WHEREAS, SCAG staff presented an overview of the comments received on the Draft Connect SoCal and Draft PEIR, and a proposed approach to the responses, to the Policy Committees and Regional Council on March 5, 2020;

WHEREAS, comment letters on the Draft Connect SoCal as well as staff responses were posted on the SCAG website on March 27, 2020, and included as part of the Final Connect SoCal, Public Participation and

Consultation Technical Report, Appendix 2-4. SCAG also notified all commenters of the availability of the comments and responses;

WHEREAS, on May 7, 2020, SCAG's three Policy Committees met and each recommended that the Regional Council approve Resolution No. 20-621-1 to certify the proposed Final PEIR and approve the proposed Final Connect SoCal for purposes of federal transportation conformity only;

WHEREAS, the Regional Council had the opportunity to review and consider the proposed Final Connect SoCal and its related technical reports in its entirety as well as the staff report related to the proposed Final Connect SoCal, as part of a public meeting held on May 7, 2020;

WHEREAS, on or about May 7, 2020, the Regional Council adopted Resolution No. 20-621-1 wherein it certified the Final PEIR and approved Connect SoCal for federal transportation conformity purposes only, and postponed for up to 120 days approval of Connect SoCal in its entirety and for all other purposes;

WHEREAS, on May 14, 2020, SCAG staff submitted Connect SoCal and 2019 FTIP Amendment No. 19-12 to FHWA and FTA for a final transportation conformity determination in accordance with the Federal Clean Air Act and EPA transportation conformity regulations, 40 C.F.R. Parts 51 and 93;

WHEREAS, on June 5, 2020, FHWA and FTA jointly determined that transportation conformity requirements have been met for Connect SoCal and 2019 FTIP Amendment No. 19-12;

WHEREAS, staff engaged with a diverse array of stakeholders to consider the impacts of COVID-19 on Connect SoCal;

WHEREAS, staff worked with local jurisdictions to restore entitlements and their phasing as conveyed by jurisdictions, and conducted technical analysis to quantify all differences within the SCS and locally-approved General Plans and quantify the increase (or decrease) in housing, jobs or population between Connect SoCal and each local General Plan;

WHEREAS, on July 2, 2020, staff presented to each of the three Policy Committees and the Regional Council, a progress report describing modifications to the SCS and associated modeling and analysis;

WHEREAS, SCAG has prepared an Addendum to the Connect SoCal PEIR (Addendum) to evaluate the technical refinements for Connect SoCal and address two comment letters from the Center of Biological Diversity (CBD) received on May 1, 2020 and May 6, 2020, wherein CBD requested expanded background information related to environmental setting, environmental impacts, and consideration of other mitigation measures;

WHEREAS, while SCAG is not obligated to respond to late comments (as the public review period occurred from December 9, 2019 to January 24, 2020), in the interest of providing as much information to the public as possible, SCAG has addressed CBD's comments and incorporated additional information;

WHEREAS, pursuant to CEQA Guidelines Section 15164(a), an Addendum may be prepared by the Lead Agency that prepared the original EIR if some changes or additions are necessary, but none of the conditions have occurred set forth under CEQA Guidelines Section 15162 requiring preparation of a Subsequent EIR;

WHEREAS, the Addendum reflects SCAG's clarification and addition of information requested by CBD and analysis of the technical refinements and concludes that the PEIR is sufficient for addressing the potential environmental impacts and mitigation measures for the Plan;

WHEREAS, based on CBD's comment letters, SCAG has refined the mitigation measures and has prepared a Revised Mitigation Monitoring and Reporting Program (MMRP);

WHEREAS, SCAG has prepared an Errata to the Final Connect SoCal PEIR and to the adopted Findings as the previously adopted Final PEIR incorrectly identified Growth Forecast Guiding Principles as Plan Principles;

WHEREAS, pursuant to SB 375, Connect SoCal includes the SCS which is required to meet GHG reduction

targets from automobiles and light trucks for 2020 and 2035 as set by ARB;

WHEREAS, the SCS must identify areas within the region sufficient to house an eight-year projection of the regional housing need for the region pursuant to Section 65080(b)(2)(B)(iii);

WHEREAS, the Regional Housing Needs Assessment (RHNA) is mandated by state housing law as part of the periodic process of updating local housing elements contained in General Plans. The RHNA quantifies the need for housing by income categories within each jurisdiction over a specified eight-year period and requires that local jurisdictions make available sufficient zoned capacity to accommodate this need;

WHEREAS, the state Legislature intended that housing planning be coordinated and integrated with the regional transportation plan and SCS. To achieve this goal, the RHNA allocation plan shall allocate housing units within the region consistent with the development pattern included in the SCS (Govt. Code § 65584.04(m));

WHEREAS, as a result of stakeholder outreach, SCAG staff received requests to clarify the limits of SCAG's authority with respect to the TAZ-level growth forecast data used for Connect SoCal regional modeling purposes, and the relationship of such data with local jurisdictions' implementation of their respective RHNA housing allocations; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, BE IT RESOLVED, the Regional Council hereby adopts the Addendum to the Connect SoCal PEIR and approves Connect SoCal in its entirety.

BE IT FURTHER RESOLVED by the Regional Council that:

1. The Addendum to the Connect SoCal PEIR has been completed in compliance with CEQA.
2. Based on substantial evidence provided in the Addendum, the Final PEIR and other materials in the record, SCAG determines that the impacts of

the Plan fall within the analyses in the Final PEIR as the Plan has no new significant environmental impacts; no substantial increase in the severity of previously identified significant effects; no mitigation measures or alternatives previously found infeasible are now feasible; and no mitigation measures or alternatives which are considerably different from those in the Final PEIR that would substantially reduce significant effects are declined to be adopted. Thus, a subsequent or supplemental EIR is not required.

3. Some changes or additions are necessary to the PEIR, making an Addendum the appropriate CEQA document for Connect SoCal refinements (CEQA Guidelines 15164).
4. Pursuant to Public Resources Code section 21081.6, the Regional Council hereby adopts the Revised Mitigation and Monitoring and Reporting Program (MMRP) attached to this Resolution as Exhibit A and the Errata to the Findings of Fact, attached to this Resolution as Exhibit B.
5. In consideration of the certified Connect SoCal PEIR and the Addendum to the PEIR, the Regional Council hereby approves Connect SoCal and finds as follows:
 - a. Connect SoCal complies with all applicable federal and state requirements, including the metropolitan planning provisions as identified in the Code of Federal Regulations Title 23 Part 450 and Title 49, Part 613, and other state planning requirements as identified in California Government Code Section 65080. Specifically, Connect SoCal fully addresses the requirements relating to the development and content of metropolitan transportation plans as set forth in 23 C.F.R. §450.322 et seq., including issues relating to: identification of transportation facilities that function as an integrated metropolitan transportation system; operational and management strategies; safety and security; performance measures; environmental mitigation; the need for a financially constrained plan; consultation and public participation; and transportation conformity;

- b. The SCS prepared as part of Connect SoCal complies with the emission reduction targets established by ARB and meets the requirements of SB 375 (Steinberg, 2008) as codified in Government Code §65080(b) et seq. by achieving GHG emission reductions at 8% below 2005 per capita emissions levels by 2020 and 19% below 2005 per capita emissions levels by 2035;

- c. Connect SoCal's preferred land use scenario and corresponding forecast of population, household and employment growth is adopted at the jurisdictional level, and any corresponding sub-jurisdictional level data and/or maps are advisory only.

6. The Regional Council hereby directs staff to submit the SCS to ARB to review SCAG's determination that the SCS meets the regional GHG emission reduction targets;

7. The Regional Council hereby clarifies the limits of SCAG's authority with respect to the use of TAZ-level data and the relationship between the Connect SoCal growth forecast and local jurisdictions' implementation of their respective RHNA allocations as follows:

- a. Pursuant to state planning law (SB 375), SCAG's 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), known as "Connect SoCal," is required to meet greenhouse gas emissions (GHG) reduction targets from automobiles and light trucks for 2020 and 2035 as set by the California Air Resources Board (CARB). With regard to implementation of the sustainable communities strategy (SCS), SB 375 specifically provides that nothing in the SCS shall be interpreted as superseding the exercise of the land use authority of cities and counties within the region. Further, SB 375 may not be interpreted to authorize the abrogation of any vested right whether created by statute or by common law, and may not require a city's or county's land use policies and regulations, including its general plan, to be consistent with such plan. (Cal. Govt. Code § 65080(b)(2)(K)).

- b. The Regional Housing Needs Assessment (RHNA) is mandated by state housing law as part of the periodic process of updating local housing elements contained in General Plans. The RHNA quantifies the need for housing by income categories within each jurisdiction over a specified eight-year period and requires that local jurisdictions make available sufficient zoned capacity to accommodate this need.

- c. SCAG's legislative platform reflects its support of consistency within state law regarding the sometimes competing demands contained within SB 375 and the RHNA¹.

- d. The limits of SCAG's authority are reflected in the following Growth Forecast Guiding Principles contained in Connect SoCal, which are hereby clarified as follows (additions are in italics):

- i. Connect SoCal will be adopted at the jurisdictional-level, and directly reflects the population, household and employment growth projections that have been reviewed and refined with feedback from local jurisdictions through SCAG's Bottom-Up Local Input and Envisioning Process. The growth forecast maintains these locally informed projected jurisdictional growth totals, meaning future growth is not reallocated from one local jurisdiction to another.
- ii. Connect SoCal's growth forecast at the Transportation Analysis Zone (TAZ) level is controlled to not exceed the maximum density of local general plans as conveyed by jurisdictions, except in the case of existing entitlements and development agreements. TAZ-level growth projections are utilized by SCAG for regional modeling purposes and are not adopted as part of Connect SoCal nor included as part of the Forecasted

¹ See SCAG 2020 Legislative Platform at: <http://www.scag.ca.gov/programs/Documents/LegislativePriorities/SCAG-2020-legislative-platform-STATE.pdf>

Regional Development Pattern. The Forecasted Regional Development Pattern for Connect SoCal reflects the policies and strategies of the Plan and includes existing entitlements and development agreements conveyed by jurisdictions, as depicted in the Connect SoCal Sustainable Communities Technical Report.

- iii. For the purpose of determining consistency with Connect SoCal for California Environmental Quality Act (CEQA), grants or other opportunities, lead agencies such as local jurisdictions have the sole discretion in determining a local project's consistency; SCAG may also evaluate consistency for grants and other resource opportunities; consistency should be evaluated utilizing the goals and policies of Connect SoCal and its associated Program Environmental Impact Report (PEIR). However, TAZ-level growth projections for households, employment or population reflected in TAZ Maps may not be utilized to determine consistency or inconsistency with Connect SoCal2.
- iv. TAZ-level data or any data at a geography smaller than the jurisdictional-level has been utilized to conduct required modeling analyses and is therefore advisory only and non-binding, given that sub-jurisdictional forecasts are not adopted as part of Connect SoCal. TAZ-level data may be used by jurisdictions in local planning as they deem appropriate, and Connect SoCal does not supersede or otherwise affect local jurisdiction authority or decisions on future development, including entitlements and development agreements. There is no

obligation by a jurisdiction to change its land use policies, General Plan, or regulations to be consistent with Connect SoCal.

- v. SCAG will maintain communication with agencies that use SCAG's subjurisdictional-level data to ensure that the "advisory and nonbinding" nature of the data is appropriately maintained.
- e. TAZ-level growth forecast projections are used by SCAG staff for overall, regional-scale planning and modeling purposes in preparing Connect SoCal and to confirm data related to existing entitlements and development agreements. Given the scale at which their use is meaningful, these TAZ-level growth forecasts do not create any prescriptive or recommended cap or limit on the intra-jurisdictional locations of household/housing, employment or population within the boundaries of individual jurisdictions. SCAG is a regional planning organization and does not possess any land use authority, nor does it have enough information at the local level to constrain or otherwise affect individual projects and plans at an intra-jurisdictional scale.
- f. The SCS was developed to comply with state greenhouse gas reduction requirements pursuant to SB 375, and is intended to serve as an advisory and elective planning vision for consideration by other stakeholders and implementing agencies, and local control of land use decision-making is not intended to be constrained or limited in any way by Connect SoCal.
- g. In the event a project or plan located within a given TAZ boundary would exceed the projected growth as depicted within a TAZ Map utilized for overall, regional-scale modeling and forecasting, SCAG affirms that such TAZ Maps would not present a prescription, constraint or limit on household/housing, employment and population growth.
- h. SCAG confirms that the Connect SoCal TAZ-level growth projections reflected in TAZ Maps do not constitute a prescriptive "pattern" of future

development in Connect SoCal for General Plan or zoning code amendments (including intra-jurisdictional RHNA compliance and housing element updates), or for any individual project approval. The distribution and types of RHNA housing units allocated within each local jurisdiction continues to be fully and completely subject to local control and subject to other applicable laws, and not be constrained or affected by the TAZ-level growth projections.

- i. SCAG recognizes that cities and counties will foreseeably update their housing elements as part of General Plans and amend zoning designations to accommodate the state-mandated RHNA sixth cycle allocation. For many cities and counties, the required RHNA General Plan and zoning changes may need to accommodate more housing units than reflected in the Connect SoCal's household and population growth projections for individual or combined TAZs within the jurisdiction ("Exceedances"). Given SCAG's use of TAZ-level growth projections for regional planning and modeling purposes, and the local jurisdictions' obligations to comply with state housing laws including RHNA, SCAG agrees that in the event of any Exceedances at the jurisdictional and/or intra-jurisdictional levels, such Exceedances may not be used to impede a local jurisdiction's compliance with the sixth cycle RHNA requirements, to assess impacts of a plan or project under CEQA, or affect eligibility for state funding.
- j. Nothing in this Resolution creates any affirmative enforcement obligation by SCAG against any third party;
- 8. That the foregoing recitals are true and correct and incorporated herein by this reference; and
- 9. SCAG's Executive Director or his designee is authorized to make minor modifications, finalize and transmit the final Connect SoCal in its entirety, including but not limited to submittal to ARB.

2 "TAZ-level growth projections" refer to the disaggregation of the regional and jurisdictional population, household, employment growth forecasts developed as part of the final, adopted Connect SoCal, and is in contrast to other TAZ-level data such as locally envisioned growth projections (i.e., "local input") or the 2016 base-year TAZ-level data developed by SCAG. "TAZ Maps" refer to visualizations in a map format of the TAZ-level growth projections within a TAZ boundary, which may be created by SCAG, and such maps are not developed, included, contained, approved or adopted as part of Connect SoCal.

PASSED, APPROVED AND ADOPTED by the Regional Council of the Southern California Association of Governments at its regular meeting this 3rd day of September 2020.

A handwritten signature in blue ink, appearing to read "Rex Richardson", with a long horizontal flourish extending to the right.

Rex Richardson
President, SCAG
Council Member, City of Long Beach

Attested by:

A handwritten signature in blue ink, appearing to read "Kome Ajise", with a stylized, looped end.

Kome Ajise
Executive Director

Approved as to Form:

A handwritten signature in blue ink, appearing to read "Justine Block", with a stylized, looped end.

Justine Block
Acting Chief Counsel



WELCOME

MAKING CONNECTIONS

OUR REGION

Southern California is a region shaped by big dreams and big ideas. With an economy that continues to grow and thrive on the aspirations, courage and hard work of almost 19 million people, we are a region that retains and attracts people in search of opportunity and freedom. Our population is greater than all but four states. We are the 15th biggest economy in the world. Our geography spans more than 38,000 square miles, making us as large as the entire state of Indiana. The size and diversity of our region across a wide range of measures is extraordinary.

It is no surprise then that the infrastructure underlying the successful development of our region is huge. Our regional roadway network spans over 135,000 lane miles¹ — laid end-to-end, that is enough to circle the globe more than five times. We are home to the two largest container ports in the Western Hemisphere, the world's fourth busiest airport, and soon the world's longest light rail transit line, with the completion of the Regional Connector, which will connect transit lines from the Los Angeles Civic Center to the Financial District. Achieving this level of development has been a feat of engineering and ingenuity: tunneling under cities and across earthquake faults, scaling mountains and bridging rivers and canyons.

Our urban form also reflects extraordinary vision and leadership: the big ideas and persistence of community members seeking healthy and safe neighborhoods; civic leaders who through collaboration and compromise found a way to move initiatives forward; voters bold enough to tax themselves so that county transportation commissions—the region's implementing agencies—can fund and build critical transportation infrastructure projects. These collective efforts keep the region moving in an environmentally sustainable, economically efficient and socially equitable manner.

¹ Caltrans Highway Performance Monitoring System (HPMS) Data (2017)

OUR PLAN

As the largest metropolitan planning organization in the country, the Southern California Association of Governments (SCAG) has worked collaboratively with transportation agencies across Southern California for the last fifty years to align and better connect transportation investments across the six-county region through the adoption of Regional Transportation Plans. The enactment of SB 375 in 2009 introduced a requirement to reduce greenhouse gas emissions, essentially codifying the integrated transportation and land use planning that our region had already initiated with the 2008 Regional Transportation Plan. Through our continuing efforts to better align transportation investments and land use decisions, we strive to improve mobility and reduce greenhouse gases not just by building new and bigger infrastructure, but also by bringing housing and jobs closer together, making commutes shorter and making it easier to get around without a car.

Guided by the leadership of the Regional Council, in 2012 SCAG adopted the region's first Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)—a plan we now call Connect SoCal. As might be expected, the vision for that plan was big: we would build more than 20 miles of light rail, creating a rail backbone to serve the entire region; we would accommodate 51 percent of all future housing near major transit stations and corridors; we would replace gas taxes with mileage-based user fees to ensure a long-term sustainable funding mechanism that isn't eroded by rising fuel efficiency and construction costs.

By many metrics, we've succeeded in meeting these ambitious objectives, advancing the Core Vision of our plan. Between 2009 and today, our region has constructed 61 miles of rail, a number that will continue to grow as projects embraced through voter-approved initiatives come to fruition. We collaborated with the state to implement California's Active Transportation Program, bringing nearly \$500 million to local agencies to complete critical mobility and safety projects. Our persistence in advocating for increased transportation revenue was rewarded with passage of Senate Bill 1, a funding bill that generates \$52 billion statewide over the next 10 years to maintain and preserve our transportation infrastructure.

However, despite our progress, we only narrowly achieve our 2020 target for greenhouse gas emission reductions, the core metric by which our

region's sustainability is judged. Transit ridership is falling, despite billions of dollars in investment and increased development in station areas. Deaths from traffic collisions are rising. Housing costs are increasing, along with homelessness. We must do better.

OUR VISION

Connect SoCal was developed through a four-year planning process involving rigorous technical analysis, extensive stakeholder engagement and robust policy discussions with local elected leaders, who make up SCAG's policy committees and Regional Council. SCAG's leadership explored the challenges and barriers to the transformative change our region needs to address demographic and economic shifts, including an increasingly aging and economically inequitable society. Our analysis considered both the physical constraints and economic barriers of continuing to grow rapidly on the fringes of the region. Our policy committees reviewed and discussed emerging technologies and transportation innovations aimed at relieving congestion, while reducing emissions.

Through this extensive planning process, we discovered not just one technological advancement or signature transportation project to advance our goals and vision, but many. Reflecting the size and diversity of our region, Connect SoCal continues to aim toward transformative change by providing a clear vision for collective action. For example, the region has already committed significant resources to improve and expand the transit system. However, the solutions to transit ridership decline are not limited to what transit agencies can do. Rather, the solutions involve collective action regarding how we prioritize the use of streets and curb space, for people not cars; how our land use plans encourage more housing and jobs closer to each other and to transit; how we use technology to improve safety and provide meaningful choices to travelers; and how we price and manage use of the automobile.

We know that small changes can have a great impact. Taking the step of reforming how local jurisdictions permit accessory dwelling units, 2016's Senate Bill 1069 resulted in a dramatic statewide increase in construction permits for those units. Similarly, our 2018 transit ridership study with the University of California Los Angeles Institute of Transportation Studies found that if one out

WHY WE CALL IT CONNECT SOCIAL

Connect SoCal charts a path toward a more mobile, sustainable and prosperous region by making connections between transportation networks, between planning strategies and between the people whose collaboration can improve the quality of life for Southern Californians

CORE VISION

Connect SoCal builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern

KEY CONNECTIONS

To augment the Core Vision of the plan, Connect SoCal includes new initiatives at the intersection of land use, transportation and technology to close the gap and reach our greenhouse gas reduction goals

of every four people (who rarely ride transit) took transit just twice a month, it would more than make up for the region's lost ridership. It has also been proven that every dollar spent on early preventive maintenance can save five to 10 times as much on pavement rehabilitation or replacement costs for our vast roadway network.

The transformative change we seek does not require a radical shift in course. Our critical mission is to complete the Core Vision of our decades-long planning efforts and continue to build on past plans and successes. We must enhance and build out the transit network as the backbone of a mobility system that allows people to move freely without the personal, social and environmental cost of a car. We have to create complete streets across our communities such that people are prioritized over vehicles. And we must maintain the system we have and expand where necessary to ensure useful life and efficiency. We will adopt policies to encourage emerging technologies and mobility innovations that support rather than hamper regional goals. We will locate housing, jobs and transit closer together in priority growth areas while preserving natural lands and open spaces.

To complete the "last mile" towards our sustainability goals, Connect SoCal builds upon this Core Vision for Southern California with regional initiatives, or Key Connections, that link the built environment and transportation system with policies, projects and programs that strengthen and enhance each other beyond what each would accomplish in isolation. For example, we will foster housing construction in transit rich areas by deregulating parking, promoting housing supportive infrastructure, and supporting innovative self-help financing districts. We will encourage regional coordination to incentivize shared mobility, as mobility services and new technologies gain mode share. We will ensure the safe and fluid movement of goods while committing to the broad deployment of zero- and near-zero emission technologies.

Altogether, the multimodal transportation projects and strategies included in Connect SoCal represent an investment of over \$638 billion over the next 25 years. In addition to meeting our greenhouse gas reduction target, Connect SoCal will deliver significant benefits to the region with respect to mobility, safety, health outcomes, travel time reliability, air quality, economic productivity, environmental justice, and transportation asset condition. Technology will be integral to the solutions we need. The way we work, shop and travel has been transformed by a device that fits in our pockets. These

innovations point to the tremendous opportunity to shift travel behaviors through small changes: the potential to unlock the promise of our big sustainability vision with investments in access, connectivity and technology.

LET’S CONNECT SOCIAL TOGETHER

The following pages of Connect SoCal provide further detail on the challenges facing our region, our shared goals and transportation and land use strategies, and how we intend to realize them. It is a compass, not a roadmap. It is a vision, not a guarantee. As has always been the case, the big dreams and big ideas that have shaped the landscape of Southern California will only be realized through hard work and collaboration. Let’s Connect SoCal together!

Connect SoCal Plan Summary

CORE VISION

Connect SoCal builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern. *Progress and next steps to advance the Core Vision can be found throughout Chapter 3*

KEY CONNECTIONS

To augment the Core Vision of the plan, Connect SoCal includes new initiatives at the intersection of land use, transportation and technology to close the gap and reach our greenhouse gas reduction goals. *Key Connections can be found in Chapter 3*

FUNDING

\$638.9 Billion

2035 GHG

19% Reduction Relative to 2005 Per Capita

ECONOMIC IMPACT

- 168,400 New Jobs Supported by Transportation Investments
- 264,500 New Jobs Supported by Improved Competitiveness
- \$346 Million Saved Per Year in Healthcare Spending
- \$180 Million Saved Per Year on Air Pollution-Related Health Incidences
- \$1.00 Investment = \$2.06 Benefit

PLAN BENEFITS

25.7% Decrease in time spent in traffic delay per capita
5.0% Decrease in daily miles driven per capita



CHAPTER 1

CHAPTER 1

ABOUT THE PLAN

WHAT IS CONNECT SOCAL?

As a metropolitan planning organization – the largest in the nation – SCAG is responsible for developing long-range transportation plans and a sustainability strategy for a vast and varied region. The centerpiece of that planning work is Connect SoCal, our 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The plan charts a path toward a more mobile, sustainable and prosperous region by making key connections: between transportation networks, between planning strategies and between the people whose collaboration can make plans a reality.

SCAG is just one part of a large body of governments and public organizations that collectively plan, construct, operate and maintain the region's transportation system. SCAG's work helps facilitate implementation, but the agency does not directly implement or construct projects. The policies and strategies laid out in Connect SoCal materialize only in collaboration with local, county, state, federal and private partners.

Connect SoCal embodies a collective vision for the region's future, through the horizon year of 2045. It is developed with input from a wide range of constituents and stakeholders within the Counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura, including public agencies, community organizations, elected officials, tribal governments, the business community and the general public.

Connect SoCal is an important planning document for the region, allowing public agencies who implement transportation projects to do so in a coordinated manner, while qualifying for federal and state funding. The plan includes robust financial analysis that considers operations and maintenance costs to ensure our existing transportation system's reliability, longevity, resilience and cost effectiveness. In addition, Connect SoCal is supported by a combination of transportation and land use strategies that outline how the region can achieve California's greenhouse gas emission reduction goals and federal Clean Air Act requirements. The plan also strives to achieve broader regional objectives, such as the preservation of natural lands, improvement of public health, increased roadway safety, support for the region's vital goods movement industries and more efficient use of resources.

LAWS THAT GUIDE THE PLAN

Key laws and requirements that drive Connect SoCal include:

- **Developing a Regional Transportation Plan (RTP)** - SCAG is required by federal law to prepare and update a long-range RTP (23 U.S.C. §134 et seq.). The RTP must include, among other things: the identification of transportation facilities such as major roadways, transit, intermodal facilities and connectors that function as an integrated metropolitan system over at least a 20 year forecast period; a financial plan demonstrating how the RTP can be implemented with "reasonably available" resources and additional financial approaches; strategies to improve existing facilities and relieve vehicular congestion and maximize the safety and mobility of people and goods; and environmental mitigation activities. (23 U.S.C. §134 (i)(2)).
- **Keeping up with Clean Air Act Requirements** - With respect to air quality, most areas within the SCAG region have been designated as nonattainment or maintenance areas for one or more transportation-related criteria pollutants. Pursuant to the federal Clean Air Act, SCAG's 2020 RTP/SCS is required to meet all federal transportation conformity requirements, including regional emissions analysis, financial constraint, timely implementation of transportation control measures, and interagency consultation and public involvement (42 U.S.C. §7401 et seq.).
- **Monitoring System Performance** - With the passage of the 'Moving Ahead for Progress in the 21st Century' (MAP-21) federal transportation authorization legislation in 2012, transportation system performance planning and monitoring also became a federal mandate. This commitment to a national performance management and reporting system was further solidified with the passage of the subsequent federal transportation authorization package (the 'FAST Act') in 2015. SCAG has been a pioneer in the development and use of performance metrics to evaluate progress toward achieving regional goals before MAP-21/FAST Act became law, a practice that has only gained momentum in recent years. Starting with the 1998 RTP, SCAG has been using quantitative performance measures to evaluate how well the RTP may achieve the regional goals established in the plan.

Connect SoCal Goals

- **Developing a Sustainable Communities Strategy** - California State law also imposes additional requirements. For example, state law specifies that, “The plan shall be action-oriented and pragmatic, considering both the short-term and long-term future” (Government Code §65080(a)). California Senate Bill 375, codified in 2008 in Government Code §65080 (b)(2)(B), also requires that the RTP include a sustainable communities strategy or “SCS”, which outlines growth strategies for land use and transportation and help reduce the state’s greenhouse gas emissions from cars and light duty trucks.
- **Hitting Specific Targets for Greenhouse Gas Reduction** - For the SCAG region, the California Air Resources Board (ARB) has set greenhouse gas reduction targets at eight percent below 2005 per capita emissions levels by 2020, and 19 percent below 2005 per capita emissions levels by 2035. As we will be discussed further in Chapter 3, the plan lays out a strategy for the region to meet these targets.

SCAG is committed to not only meeting its statutory requirements but also ensuring that Connect SoCal, as with the agency’s prior RTPs, remains a living document that is rooted in strong analysis and evolves as the region’s demographics, priorities and economy change.

GOALS & GUIDING PRINCIPLES

The goals of Connect SoCal fall into four core categories: economy, mobility, environment and healthy/complete communities. The plan explicitly lays out goals related to housing, transportation technologies, equity and resilience in order to adequately reflect the increasing importance of these topics in the region, and where possible the goals have been developed to link to potential performance measures and targets. The plan’s guiding policies take these goals and focus them, creating a specific direction for plan investments.

Federal policy also requires that SCAG sets performance measures and targets in Connect SoCal. As required under MAP-21/FAST Act, in 2016 and 2017 the Federal Highway Administration (FHWA) issued national performance measures and guidelines for use in the setting of statewide and regional performance targets. The FHWA rule-making process established a four-year performance target setting and reporting cycle, with a two-year mid-term progress evaluation point. SCAG coordinated closely with State of California Department of

1. Encourage regional economic prosperity and global competitiveness
2. Improve mobility, accessibility, reliability, and travel safety for people and goods
3. Enhance the preservation, security, and resilience of the regional transportation system
4. Increase person and goods movement and travel choices within the transportation system
5. Reduce greenhouse gas emissions and improve air quality
6. Support healthy and equitable communities
7. Adapt to a changing climate and support an integrated regional development pattern and transportation network
8. Leverage new transportation technologies and data-driven solutions that result in more efficient travel
9. Encourage development of diverse housing types in areas that are supported by multiple transportation options
10. Promote conservation of natural and agricultural lands and restoration of habitats

Connect SoCal Guiding Principles

1. Base transportation investments on adopted regional performance indicators and MAP-21/FAST Act regional targets
2. Place high priority for transportation funding in the region on projects and programs that improve mobility, accessibility, reliability and safety, and that preserve the existing transportation system
3. Assure that land use and growth strategies recognize local input, promote sustainable transportation options, and support equitable and adaptable communities
4. Encourage RTP/SCS investments and strategies that collectively result in reduced non-recurrent congestion and demand for single occupancy vehicle use, by leveraging new transportation technologies and expanding travel choices
5. Encourage transportation investments that will result in improved air quality and public health, and reduced greenhouse gas emissions
6. Monitor progress on all aspects of the Plan, including the timely implementation of projects, programs, and strategies
7. Regionally, transportation investments should reflect best-known science regarding climate change vulnerability, in order to design for long term resilience

Transportation (Caltrans) in the establishment of specific performance targets for the state and for our region in the various transportation performance areas established under MAP-21/FAST Act. These targets provide quantifiable objectives to achieve each measure during the performance period.

HOW THE PLAN WAS DEVELOPED

In preparing Connect SoCal, SCAG engaged with local, state and federal agency partners from the very beginning. Through many collaborative initiatives SCAG was able to better understand existing conditions in the region, building a foundation for planning how to accommodate growth and direct future transportation investments.

SCAG sought regular input from the Regional Council and Policy Committees while creating Connect SoCal. These groups of elected officials consist of representatives from county transportation commissions, tribal governments, as well as towns, cities and counties throughout the region.

The development process also involved working closely with local governments throughout the region to collect and compile data on land use and growth trends. This *“Bottom-Up Local Input and Envisioning Process,”* helped us get a clear picture of what’s going on at the local level – and formed the basis for projections and strategies in Connect SoCal. Through this collaborative initiative, SCAG staff held one-on-one meetings with all of the region’s 197 towns, cities and counties. In addition to seeking feedback on regional forecasts of population, household and employment growth, SCAG gathered data on land use, protected natural lands, farmland, flood areas and coastal inundation, regional bikeways, regional truck routes, planned major transit stops, high quality transit corridors, future transit priority areas and other local data. In addition to the jurisdictions themselves, the data came from county assessors’ offices, county transportation commissions, and state and federal partners.

This local input process gave jurisdictions the opportunity to ask questions, understand data elements and seek technical support, as well as provide feedback on local data. The process was guided by the Connect SoCal Guidelines and Schedule that were adopted by the Regional Council in October 2017. Overall, 90 percent of jurisdictions provided feedback on one or more

data elements requested for local review. Collectively, these towns, cities and counties represent an estimated 94 percent of the region's residents.

SCAG staff also regularly convened a series of technical advisory groups that engaged local, state and federal agencies in the transportation and sustainable communities planning process. To more accurately understand future growth, SCAG engaged with expert demographers and economists to peer-review projections of population, households, and employment at the regional and county levels.

SCAG worked closely with each of the six county transportation commissions throughout 2018 to update the list of regionally significant transportation projects that was established in Connect SoCal's predecessor, the 2016 RTP/SCS. Each county transportation commission in turn worked with their partner transportation agencies (including applicable transit providers, rail operators, marine port and airport authorities and Caltrans District offices) to finalize a list of county-priority projects to submit to SCAG. This effort culminated in a comprehensive update to the list of programs and projects, which numbers in the thousands. SCAG worked collaboratively with key stakeholders to identify additional regional initiatives that go beyond county-level commitments and are intended to address challenges that are regional in nature.

To better coordinate with the State, Connect SoCal was developed to align with the California State Rail Plan, California Transportation Plan (CTP 2040), California Freight Mobility Plan (CFMP), California Aviation System Plan (CASP), and State Bicycle and Pedestrian Plan. SCAG is also actively participating in the update of the California Transportation Plan, CTP 2050, to coordinate and better align regional and statewide planning. The CTP is a long-range statewide level transportation plan that combines regional transportation and land-use plans to produce a unified multimodal strategy to achieve our collective vision of a lasting and well-integrated transportation system that benefits both people and goods over the next 25 years.

Throughout this process, SCAG staff has regularly convened technical advisory committees and topic-specific working groups, which bring together regional stakeholders to discuss the plan's development and provide technical expertise. There were seven formal Regional Planning Working Groups, including: Active Transportation, Environmental Justice, Mobility Innovations, Natural and Farm Land Conservation, Public Health, Sustainable Communities and Transportation

Safety. These allow interested parties from across industries and sub-regions to have a direct pipeline into SCAG's planning process, and helped develop a vision for the future that promotes regional goals and sustainability while respecting local control. Some takeaways include: the importance of identifying common barriers to sustainable development, such as funding and 'NIMBYism'; the need for a balance of jobs and households in communities; the need for coordination and support on emerging transportation technologies; support for sustainable development solutions for existing suburban communities and the challenge of providing sufficient affordable housing.

To ensure that underrepresented voices were involved in the planning process, we also implemented a new grassroots outreach initiative to engage diverse constituencies across Southern California. SCAG partnered with 18 community-based organizations, or CBOs, from across the region. These organizations assisted with workshop and survey outreach as well as hosting local gatherings for community members to provide input on Connect SoCal. Using this strategy, we successfully broadened our outreach to traditionally underserved and underrepresented communities including:

- Children and youth
- Individuals with access and functional needs
- Low-income communities of color
- Older adults or retired people
- Populations with limited English proficiency
- Women and female-headed households

SCAG's 18 CBO partners represented constituents from Long Beach to Coachella Valley, Santa Clara River Valley to Orange County. Though their missions and areas of focus vary, each of these groups has a common commitment to creating a more equitable, sustainable, accessible and affordable Southern California.

Feedback received through our CBO partners was used to identify areas where the plan could be refined to meaningfully reflect the priorities and concerns of these traditionally underserved groups, particularly because they have historically been disproportionately burdened by the negative outcomes associated with existing and changing land use patterns and transportation policies. Highlights of what we heard from them include:

- Concerns about housing availability and affordability, limited

alternative transportation options, displacement and access to destinations, the effects of increased greenhouse gas emissions, and the risks associated with climate change

- A push for Connect SoCal to take into account the degree to which transportation and housing options vary between communities, and that having a limited range of travel options often increases residents' reliance on vehicles
- Pronounced support for strategies that create affordable housing, improve the existing transportation network, and expand mobility options that reduce the harmful impacts of displacement to historically marginalized neighborhoods

Overall, the communities surveyed agreed with the themes, policies and interventions proposed by Connect SoCal.

In developing a vision of future growth for Connect SoCal, SCAG also sought feedback from residents throughout the region through public engagement initiatives that featured 28 public workshops, an extensive advertisement campaign, a telephone town hall meeting and a widely distributed online survey. Public workshop attendees were asked to review four potential growth scenarios, each with a unique set of strategies. These included enhancing job centers, prioritizing connecting people to more transportation options, protecting natural lands and farmland areas and planning for our region's future resiliency from natural disasters. Local plans and policies, as conveyed through the local input process, were integrated into each of these scenarios, ensuring that they reflected an attainable future. The input we received included support for locating more growth near transit and job centers, desire to prioritize infill and redevelopment within existing cities to accommodate future growth and promote affordable housing, and concerns about overcrowding or gentrification within existing communities. Taken together, the feedback pointed to a need for Connect SoCal to envision a sustainable development pattern that respects and enhances the quality of life within local communities.

SCAG considered input gathered through the CBO engagement and public workshops to ensure Connect SoCal addresses challenges faced by our region's residents. Strategies, therefore, emphasize growth in areas rich with destinations and mobility options, promote diverse housing choices, leverage technology innovations, support implementation of sustainability policies

and promote a green region. This more compact development pattern, combined with the identified transportation network improvements and strategies, results in improved pedestrian and bicycle access to community amenities, lowers average trip length and reduces Vehicle miles traveled. These outcomes not only reduce greenhouse gas emissions, but also support the development of more livable communities that provide lower-cost housing choices, conserve natural resources, offer transportation options and promote a better quality of life.

Connect SoCal will help residents thrive, providing better access to jobs, housing, schools, healthcare, recreation and everything in between. In our region's history, we've seen that small actions can build to extraordinary outcomes. With investments to improve our roadways, expand our transit system, multiply walking and bicycling amenities, protect natural lands and integrate new initiatives like road pricing — Connect SoCal works to address residents' challenges by promoting job accessibility, enabling shorter commutes, making communities safer and encouraging lower-cost housing developments.

The various components of Connect SoCal were reviewed by SCAG's Regional Council and Policy Committees in a series of meetings. At their Nov. 7, 2019 meeting the Regional Council authorized the release of Connect SoCal and its accompanying Technical Reports for public review and comment. This final version of Connect SoCal, which incorporates adjustments based on feedback received during the public review process, was presented to the Regional Council on May 7, 2020 and approved for federal transportation conformity purposes only. On September 3, the Regional Council adopted Connect SoCal in full after an additional 120-day outreach and technical refinement period.

HOW TO USE THIS PLAN

SCAG collaborated closely with a wide range of partners to develop Connect SoCal. It is our goal that Connect SoCal be used by the same constituents and stakeholders that worked with us to create it, as a trusted reference and guiding document for prioritizing transportation projects, encouraging behavior change and furthering regional strategies that can shape Southern California's transportation and land use development for years to come.

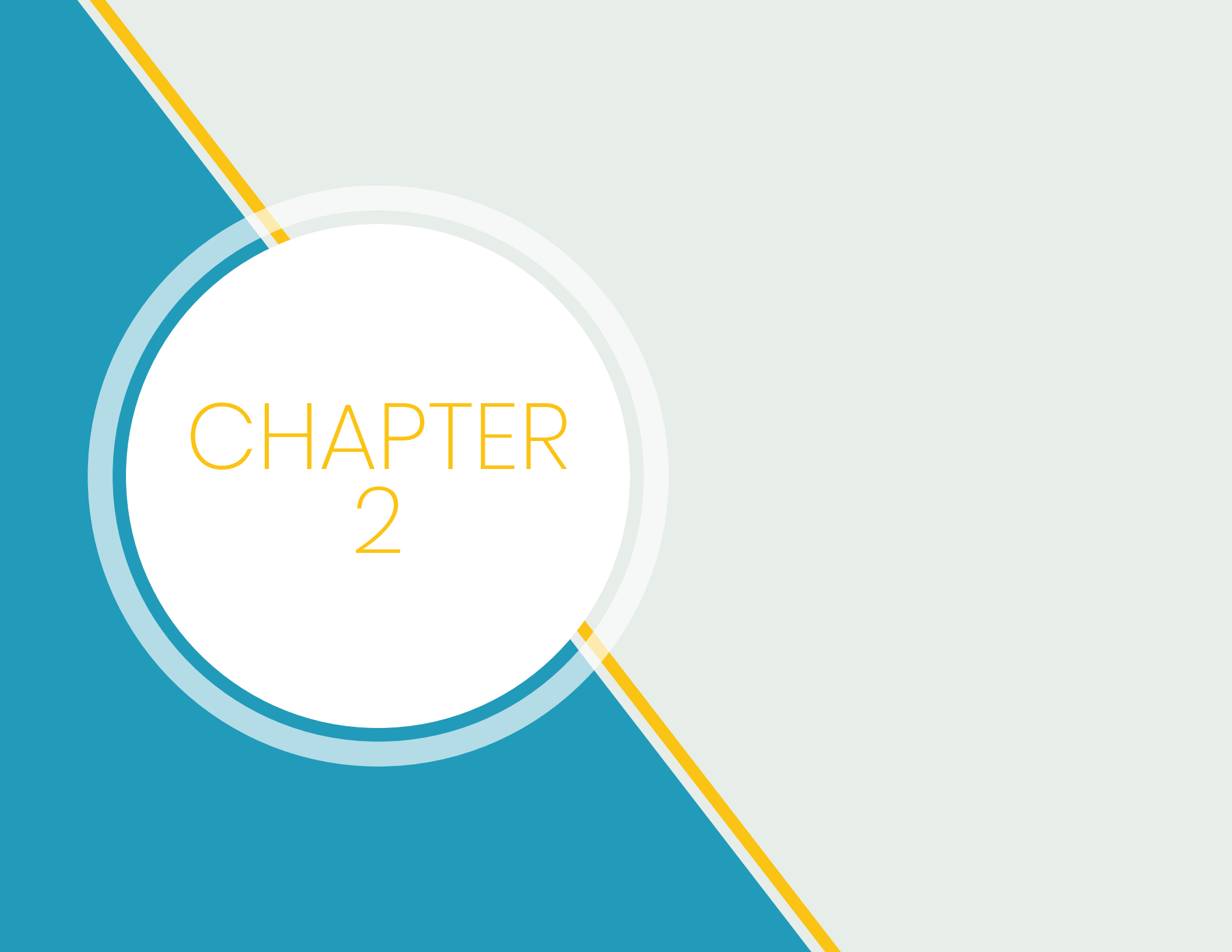
Use the Connect SoCal plan to:

- Understand the biggest trends and challenges in the region (Chapter 2)
- Review a comprehensive set of policies, strategies and tools to improve mobility and sustainability (Chapter 3)
- Evaluate the sources and structures of funding that will support executing the plan (Chapter 4)
- Refer to performance measures and ways of tracking our success in becoming a more mobile and sustainable region (Chapter 5)
- Identify new challenges that remain on our horizon (Chapter 6)

Connect SoCal is also supported by 20 technical reports that provide additional data and material on all topics and concepts covered in this plan. All citations used throughout the main book and technical reports conform to AP style.

Connect SoCal Technical Reports

Active Transportation
Aviation & Airport Ground Access
Congestion Management
Demographics & Growth Forecast
Economic & Job Creation Analysis
Emerging Technology
Environmental Justice
Goods Movement
Highways & Arterials
Natural & Farm Lands Conservation
Passenger Rail
Performance Measures
Project List
Public Health
Public Participation & Consultation
Sustainable Communities Strategy
Transit
Transportation Conformity Analysis
Transportation Finance
Transportation Safety & Security

The slide features a light gray background with a large teal triangle on the left side. A white circle is centered on the teal triangle, containing the text 'CHAPTER 2' in a gold, serif font. Two parallel diagonal lines, one gold and one white, cross the circle and the teal triangle.

CHAPTER 2

CHAPTER 2

SOCAL TODAY

MAJOR TRENDS, EXISTING CONDITIONS & CHALLENGES

MAJOR TRENDS

With more than 19 million people, 6 million households, and 8 million jobs, the SCAG region is among the most dynamic metropolitan areas in the world. It encompasses a uniquely diverse mix of industries, urban forms, transportation connectivity, agricultural resources and risks for natural disasters.

In order to plan for 2045 and identify how to best prepare for the uncertainty of the future, we must first understand how our region and its 197 local jurisdictions are changing, what challenges are currently in place and which are emerging.

DEMOGRAPHIC & POPULATION CHANGES

Southern California's most precious resource is our people. In order to understand how changes will impact them, Connect SoCal projects growth in employment, population, and households at the region, county, city, town and neighborhood levels. These projections take into account economic and demographic trends at the global and regional levels, as well as feedback reflecting on-the-ground conditions from SCAG's local partners, stakeholders and working groups. Overall, our population forecast reveals that we are embarking on a new era for Southern California, and in the wake of our recovery from the Great Recession, new and unprecedented demographic trends are beginning.

On a national level, population growth has slowed, with the US Census Bureau projecting a decrease in national annual growth rate from about 0.75 percent in 2016 to approximately 0.40 percent by the 2040s. In the SCAG region, annual growth is similarly slowing down, from about 0.85 percent in 2020 to about 0.45 percent by 2045. These changes are driven by declines in fertility, as women are having fewer children and are doing so later in life. This is exacerbated by high housing costs in economically vibrant mega-regions like Southern California.

While we are growing slower, we are also growing older. From 2000 to 2016, the region's median age increased from 32.3 to 35.8. By 2045, this number is

expected to reach 39.7. Meanwhile, the youngest members of the Baby Boomer generation turned 55 in 2019. This will substantially change the ratio of working-age population to seniors in the future, placing stresses on social services such as healthcare, social security and pensions. As Baby Boomers enter their eighties and beyond, the region and nation are likely to experience a population decline, meaning that in order to create any future population growth, we will need to rely on migration. As such, many demographers have stressed the mutual dependence between the retirees and young immigrants who, together, will characterize a large portion of the region's future population. Future economic success will require effectively integrating new residents into the social and economic structures of Southern California. Similarly, education and workforce development will be even more important for younger generations since their labor will need to support a larger retiree population.

While net foreign immigration to the region has decreased from its highs in the early 1990s, Southern California is historically one of the country's most important immigrant gateways. Today, Southern California ranks behind only the Miami and San Jose regions in its share of foreign-born population. While roughly half of the region's foreign-born population is originally from Latin American countries, an increasing share of newly-arrived immigrants – now nearly 60 percent – are from Asian countries. Compared to the total population, immigrants are generally young or working age, which increases their importance to the regional economy. There are also clear-cut implications for transportation: new immigrants are more likely than their native-born counterparts to take transit, ride in carpools and utilize alternative modes of transportation.

Another “mega-trend” impacting the SCAG region is domestic migration. For most of the last thirty years, the SCAG region has lost more people to other states and regions than it has gained—in each year since 2014, an average of 91,000 more people have left the region for other parts of the country than the number of those who have arrived. While employment growth brings people to the region, high housing costs are often cited as a reason for leaving.

Hidden behind this trend is an exchange that has been referred to as California's “Brain Gain” – meaning that new residents moving to the region who come from other parts of the country (“domestic in-migrants”) tend to have a higher education level than those who leave (“domestic out-migrants”). In 2017, 47 percent of the region's 321,000 domestic in-migrants had at least

Changing Age Demographics in the Region

a four-year degree, compared to 39 percent of the region's 429,000 domestic out-migrants (see the Demographics and Growth Forecast Technical Report). This is a trend which many regional economists believe is part of what it means to be a booming mega-region today. Many U.S. regions expend tremendous effort attracting the highly educated workforce that is moving to our region of its own accord. While this can be a great boost to the region's economy, it is also indicative of some of the challenges faced by middle-class families native to Southern California.

In addition to the region's aging and migration, Connect SoCal is heavily informed by trends surrounding the large cohort of Millennials — the generation born between years 1981 and 1996. Since most Millennials entered adulthood during the recession, difficulties in securing stable employment have caused many of them to lag behind previous generations in building lifetime wealth. During this time, Millennials were less likely than previous generations to form a family, move out of their parents' homes to form a household, or purchase their own homes. This has had the effect of increased demand and higher prices in the rental housing market, since many would-be homeowners lacked the income to buy. Since the Great Recession, the popular perception has been that Millennials prefer urban renting rather than suburban homeownership. This also accompanied a decline in vehicle miles traveled (VMT) during the same period. However, more recent travel survey data and economic research has shown that a large portion of this shift can be explained by the lower incomes Millennials had during the recession rather than a fundamental change in preferences. Thus, as the economy improves and Millennials age, we must be aware that their demonstrated preferences may have been a temporary delay rather than a lasting characteristic¹.

STRUCTURAL ECONOMIC CHANGES

The distribution of income and wealth in Southern California has been changing gradually; but in the long term, future impacts may be profound. Median incomes have increased in the SCAG region since the depths of the Great Recession, but when adjusted for inflation, the median household income in the SCAG region is below what it was in 1989 — validating some

¹ Kurz, Christopher, Geng Li, and Daniel J. Vine (2018). "Are Millennials Different?," Finance and Economics Discussion Series 2018-080. Washington: Board of Governors of the Federal Reserve System



POPULATION
AGES
UNDER 15

POPULATION
AGES
15–64

POPULATION
AGES
65 & OVER

2015

3.7M

12.6M

2.4M

2045

3.9M

14M

4.6M

BY 2045

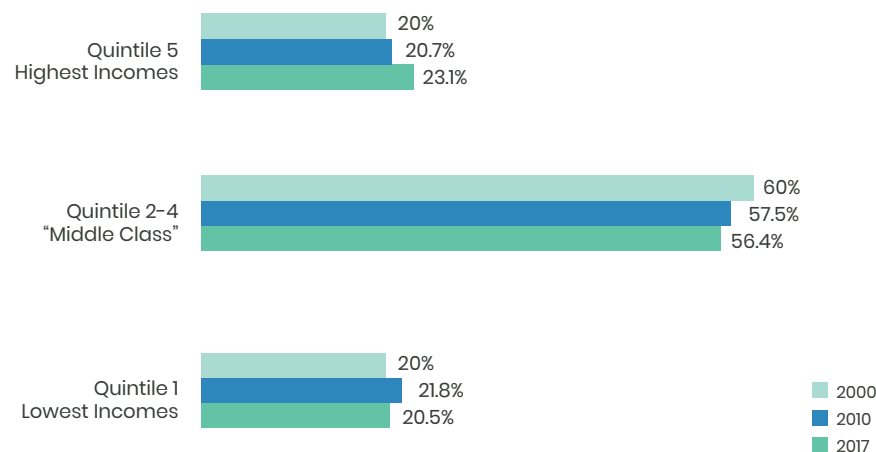
1 IN 5

PEOPLE WILL BE AGE 65+

claims that recovery has been uneven. Indeed, the middle class is measurably shrinking in Southern California. Since 2000, households in the middle income brackets have been declining - first as the recession turned some middle-class households into lower-income households, then as the recovery moved other middle-class households into the highest income group (see **FIGURE 2.1**). Using the “middle 60 percent” of the income distribution in the year 2000 to define the middle class, only 56.4 percent of households would fit that definition today. While the distribution of income remains a challenge, the region has experienced tremendous job growth since 2010, gaining 1.3 million jobs and cresting the pre-recession high of 8.1 million jobs reached in 2007. Meanwhile unemployment has dropped to lows not seen in several decades, from a high of 12.4 percent in 2010 to 4.3 percent in 2018.

Technological changes are also poised to make big impacts on our local economy, both by presenting new challenges and by creating new, previously infeasible solutions. While leaps in technology have always disrupted the established ways of getting things done, they are generally accompanied by

FIGURE 2.1 Income by Quintile

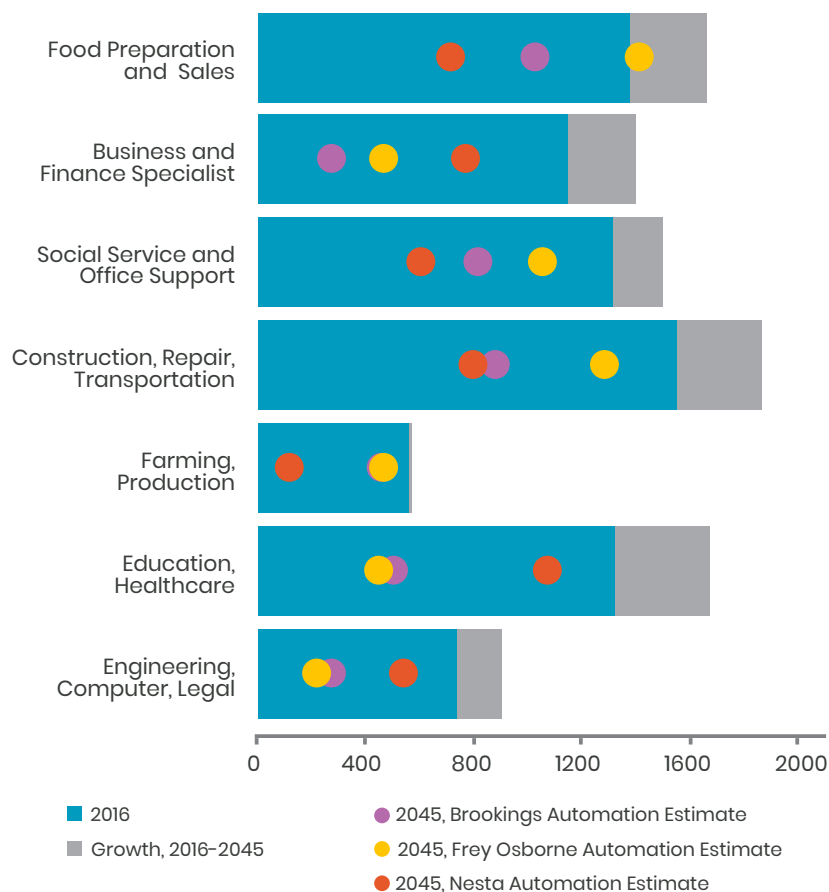


Source: United States Census Bureau and American Community Survey

increases in utility and productivity. New approaches to work have, for some, fostered a shift in the nature of employment away from full-time, long-term, stable jobs. Income sources like ridesourcing, short-term home rentals, and craft production enabled by new technology platforms can have the benefit of more efficiently matching consumers with products and services. But they can also remove important employment benefits and protections, as many of these positions are part-time or filled by independent contractors. Indeed, disruption by some technological platforms has caused serious concerns over displacing workers from stable, full-time jobs or from work altogether—a concern that is heightened when productivity gains are concentrated into smaller shares of the population. While workplace automation has already displaced some manufacturing jobs, services and knowledge-based employment are also increasingly being automated. An estimate of the potential impacts of automation on regional employment by 2045 suggests that construction, repair, transportation, food preparation, sales, social services and office support occupations show some of the highest likelihood of automation. Today these industries together employ over 3 million workers regionwide. **FIGURE 2.2** displays anticipated growth in these sectors, along with the projected number of jobs that will be automated based on three estimates – Brookings, Frey Osborne and Nesta. Looking at the logistics industry alone, changing trade paradigms and the emergence of new market-driven strategies and technologies (e.g., smaller urban fulfillment centers, increased competition for skilled labor, automation, etc.) will challenge the regional workforce. Trade-related jobs once offered few barriers to entry as well as upward career mobility to low- and semi-skilled workers, often allowing them to achieve security and middle-class incomes.

In the years ahead, the region may face significant challenges from technology disruption by reducing opportunities for many regional workers who will not be able to close the skills gap to adequately compete for future jobs in that sphere. This has spurred increasingly popular policy discussions of universal basic income (UBI) as a potential solution to offset the negative impacts of job losses due to technology. Since employment is becoming less necessary for gains in overall economic productivity, UBI models have proposed redistributing the revenues from taxes on businesses utilizing these new platforms to area residents to ensure a minimum living standard without impacting the incentive to work.

FIGURE 2.2 Job Growth (in Thousands) and Automation Potential by Occupation, SCAG Region, 2016–2045



* Figure shows Connect SoCal's anticipated regional jobs and job growth alongside independent estimates of automation potential by occupation. Occupations are aggregations of 2-digit occupation codes covering 95% of regional jobs
Source: SCAG, Muro, Maxim, and Whiton (2019, Brookings), Frey and Osborne (2017), and Bakhski et al. (2017, Nesta)

Another major economic shift is occurring among consumers, who are now spending less on products and goods than they are on services. Some of this can be correlated with the aging of the population, since older people are less likely to fill a home with goods and more likely to spend on healthcare. As services are generally not subject to local sales tax, this could be problematic for local city and county revenue streams - a major source of funding for public amenities as well as existing and future transportation infrastructure in Southern California.

GLOBALIZATION

As a global crossroads for the movement of people and things, Southern California depends heavily on transportation services for the health of our economy. As a crucial node in global supply chains with a massive volume of trade, as well as an enormous consumer market with extensive transportation infrastructure, it is highly important that SCAG's strategies for the region accommodate growing freight movement. Combined, the region's major trade hubs - including the Ports of Los Angeles and Long Beach, Los Angeles International Airport, and Calexico East - Mexicali II - handled more than \$500 billion of goods in 2018. International containerized trade between the U.S. and Pacific Rim countries and bilateral trade with Mexico have been key factors that helped to drive the region's economy for decades. This has a direct impact on the region, as growth in international containerized trade continues to outpace growth in gross domestic product (GDP) nationally and globally (FIGURE 2.3).

In part due to Southern California's global connectivity - specifically its linkages with Asian countries - the growth of the global middle class also impacts the job and housing markets in the region. The growth rate in the global middle class internationally is at an all-time high, with 140 million new middle-class people annually². In the future, 88 percent of new middle-class residents expected between 2015 and 2030 will live in the Asia Pacific region. This is an approximately 250 percent increase in middle class residents in Asia compared to a modest increase of about six percent in North America. Sharp declines in manufacturing employment in the U.S. and the region indicate that traditional middle-class occupations are being filled by middle-class workers

² Kharas, Homi. (2017) The unprecedented expansion of the global middle class: An update. Brookings, Global Economy & Development Working Paper 100. (February)

in other countries. One impact from both the growth in the middle class in Asia as well as rapid GDP increases in Asian countries, particularly China, is the relationship with the Southern California real estate market. While data on foreign investment in residential real estate are weak, the California Association of Realtors estimates between 5 and 10 percent of California's single-family housing stock is owned by foreign buyers, and 71 percent of foreign buyers in 2017 were from Asia³. An influx of foreign capital in Southern California real estate has the potential to exacerbate regional housing shortages, especially if investment properties are left unoccupied.

REGIONAL GROWTH

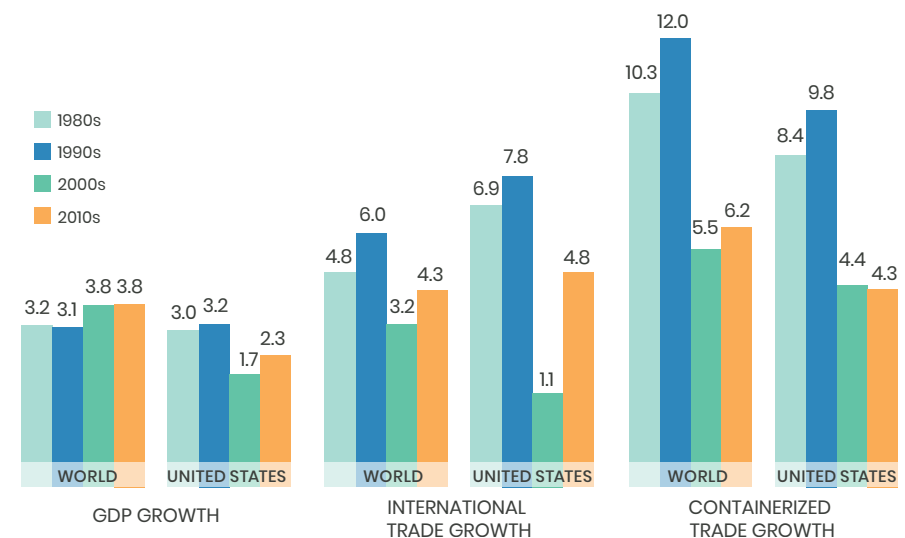
As our regional population and economy continue to grow, the physical footprint of development in our region is growing too. Though Southern California is seen by many as the embodiment of urban sprawl, the region has always challenged the notion of a crisp delineation between “urban” and “suburban.” U.S. Census data have indicated that Los Angeles is the densest urbanized area in the United States. This may seem counterintuitive since much of Southern California's land use is characterized by fairly small-lot single-family homes that are spread across many square miles of the region. By contrast, urban areas that seem more compact like New York or Chicago have very dense cores but a lower level of development across their regions, since suburban and exurban land is often far more spread out in these locales. In Southern California, decades of lower-density development (particularly housing) has occurred farther from employment-rich areas, increasing congestion, automobile dependency, leapfrog development and air pollution, and limiting the effectiveness of public transit.

Recent growth trends show a push-and-pull between new single-family development in traditionally suburban or formerly rural areas and multi-family residential development in higher-density communities. Overall, it is clear that when new residents join our region, existing towns, cities and counties adapt to accommodate and attract growth. From 2006 to 2016, an additional 930,000 people called Southern California home. Riverside County had the largest

share of population growth among the six counties in the SCAG region during this period, adding an additional 360,000 new residents (nearly 40 percent of the region's increase in population). Los Angeles County followed with the next largest share and experienced an increase of 190,000 residents (or 20 percent of the growth).

In meeting these new residents' demand for housing, the region also added about 400,000 units from 2006 to 2016 – 54 percent of which were multi-family units. Comparing to current conditions in 2016, 39 percent of the region's housing units are multi-family and 61 percent are single-family units. Looking at the distribution of these new housing units throughout the region, Riverside County and Los Angeles County again took the highest shares, together comprising two-thirds (66 percent) of Southern California's housing growth from 2006 to 2016. Riverside County added just under 100,000 new units, and Los Angeles County added an additional 164,000 housing units - with 90 percent

FIGURE 2.3 World & US Growth Rates of GDP, International Trade & Containerized Trade



Source: SCAG staff review and process international trade statistics from: U.S. Department of Transportation, Maritime Administration, U.S. Waterborne Foreign Container Trade by U.S. Customs Ports (1997 - 2017), World Development Indicators, World Bank. Update 08/28/2018, Bureau of Economic Analysis

³ Levin, Matt. (2018) “Data dig: Are foreign investors driving up real estate in your California neighborhood?” CalMatters. (March 7)

representing multi-family developments, largely occurring in denser areas that are well served by transit.

Part of Riverside County's expansion is due to new communities that began to emerge during the housing boom. Four additional cities have incorporated since 2006 (Wildomar, Menifee, Eastvale and Jurupa Valley), increasing the total number of local jurisdictions in the SCAG region to 197. Much of this new territory was previously vacant, very low density residential, or used for agricultural purposes. Many areas in Riverside and San Bernardino Counties were appealing for development due to the availability of lower priced land, which attracted new residents looking for larger or lower priced housing. Jobs, however, did not follow in proportion to housing unit growth in these communities. As a result, residents of the Inland Empire had to travel longer distances on average than other Southern Californians to reach their jobs. As wages are often higher in coastal counties than in inland counties, even for the same occupation, many residents also opted for a longer commute due to their preference for homes that were larger or lower-priced. Examining median commute distances for residents of these areas before and after the housing boom shows a sharp uptick from 2002 to 2012, followed by leveling off from 2012 to 2016 (as displayed in the Environmental Justice Technical Report).

From a regional perspective, incorporation of jurisdictions is often driven by an increase in housing density and the associated needs of residents for increased water, sewer, police, and other municipal services. Therefore, the acreage of incorporated towns and cities in our region provides a good indicator of overall regional development trends, as well as the expansion of growth into rural and agricultural areas. From 2006 to 2016, the amount of land within incorporated jurisdictions increased by over 144,000 acres—a 6 percent change during the 10-year period.

Moving towards the future, new housing production has accelerated since the recession with over 40,000 new units permitted each year from 2015 to 2018. While this is above the 15,000 annual permits in 2009 – a historic low for the region during the Great Recession – it is still below the average of 80,000 new units permitted annually during the housing boom from 2002 to 2006.

While the acceleration in new units since the Great Recession has been characterized by a higher share of multi-family units, there is concern that this trend may reverse absent policy intervention, as Millennials seek affordable ownership opportunities which are scarcer in the urban core and in the multi-

family market. For example, 51 percent of all new housing unit permits issued in California for 2018 were for single-family dwellings, making 2018 the first year since 2011 that single-family housing permitting outpaced multi-family homes. The SCAG region's multi-family share of permits have begun to decline from their peak in 2015 (**FIGURE 2.4**). Connect SoCal projects a higher share in multi-family growth and seeks to provide more housing choices in both type and location, while being aware of the transportation, fiscal and environmental benefits of some aspects of denser living.

As our communities continue to expand, vital habitat lands face severe development pressure. The diverse natural and agricultural landscapes of Southern California are a valuable asset to the region and its residents. These lands support a robust economy, provide clean drinking water, protect the air and host countless recreation activities. The region's desert, mountain and coastal habitats have some of the highest concentrations of native plant and animal species on the planet. Southern California is part of the California Floristic Province, one of the planet's top twenty-five biodiversity hotspots⁴. Much of the SCAG region has a rich agricultural history, and crop sales continue to bring billions of dollars into our local economy.

LINKING FUTURE GROWTH WITH MORE TRANSPORTATION CHOICES

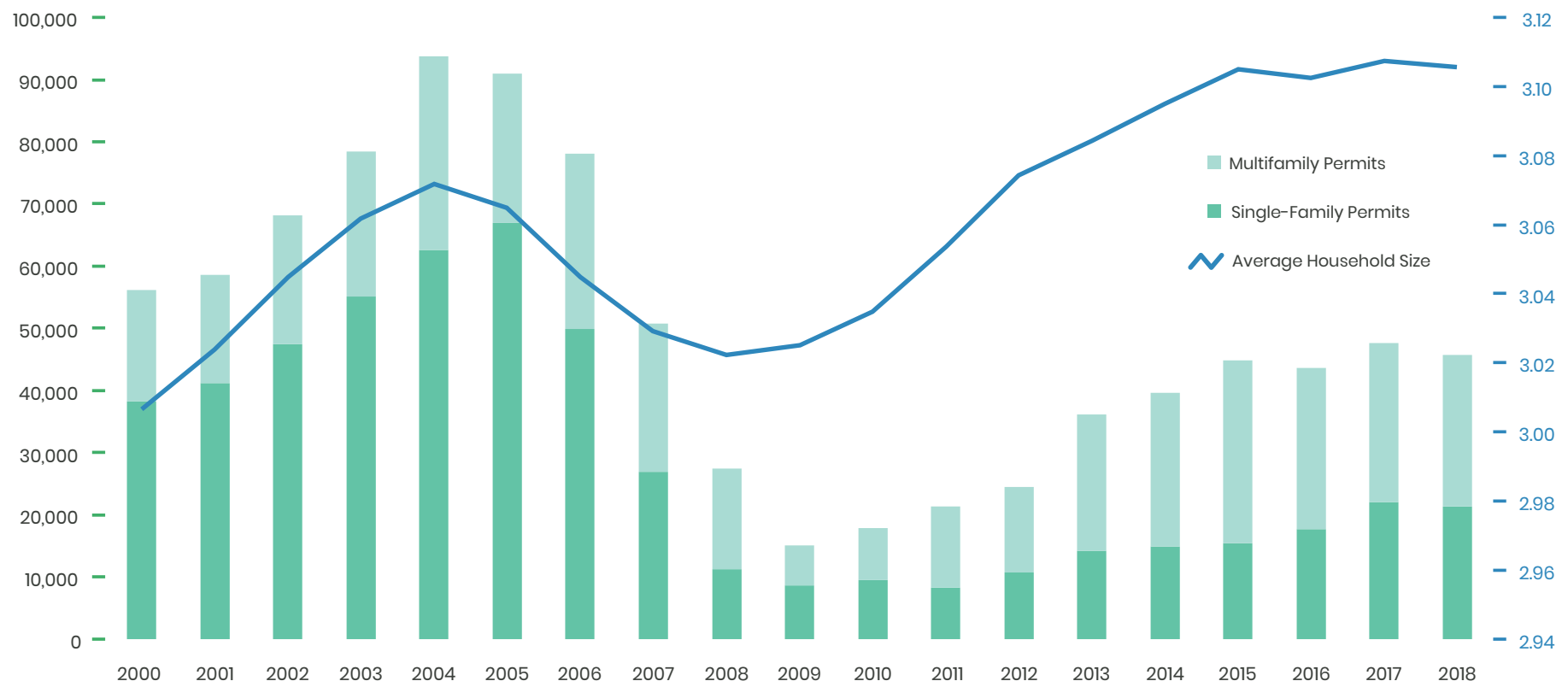
Planning for more housing and jobs near transit was a strategy incorporated in SCAG's first Regional Transportation Plan/Sustainable Community Strategy (RTP/SCS) in 2012 and carried forward in the 2016 RTP/SCS with a focus on areas that are well served by transit. Efforts to implement the previous SCSs have been evident both in recently adopted local plans, which increasingly reflect more SCS strategies such as infill development, as well as in the observed data on recent growth. Between 2008 and 2016, over 58 percent of household growth and 45 percent of employment growth occurred within future high quality transit areas (i.e. places within a half mile of a rail or bus rapid transit stops or bus stops/corridors that will have peak headways of 15 minutes or less) (**TABLE 2.1**).

⁴ Myers, N., Mittermeier, R. A., Mittermeier, C. G., Da Fonseca, G. A., & Kent, J. (2000). Biodiversity hotspots for conservation priorities. *Nature*, 403(6772), 853.

Previous RTP/SCS plans also identified increasingly sophisticated strategies to ensure the preservation of natural lands and farmland. As of 2016, over 70 local jurisdictions have conservation strategies in place, such as development impact fees. Between 2008 and 2016, 11 percent of household growth and 5 percent of employment growth occurred in constrained areas (**TABLE 2.1**). SCAG continues to support jurisdictions in implementing the SCS through the Sustainable Communities Program which provides resources for local planning efforts.

Since 2008, there has been a substantial concentration and share of growth in high quality transit areas (HQTAs), Transit Priority Areas (TPAs), Specific Plan Areas, job centers, Neighborhood Mobility Areas (NMAs) and Livable Corridors. These areas account for just under four percent of the region's land area but accommodate the lion's share of regional growth (**TABLE 2.1**). While these recent trends are largely the result of existing local policy, demographic trends and market demand, they underscore that in many ways the region is gradually moving towards a more sustainable development pattern. This new growth is supported by the completion of major transportation projects across the region as well as several major urban rail projects under construction such

FIGURE 2.4 Building Permit Activity & Household Size, SCAG Region, 2000–2018



*Population aged 25 and over

Source: CA DOF and Construction Industry Research Board (CIRB). Single-family permits listed here utilize the CIRB definition, which includes attached duplexes and accessory dwelling units.

TABLE 2.1 Recent Growth Trends in SCAG Growth Priority Areas, 2008–2016

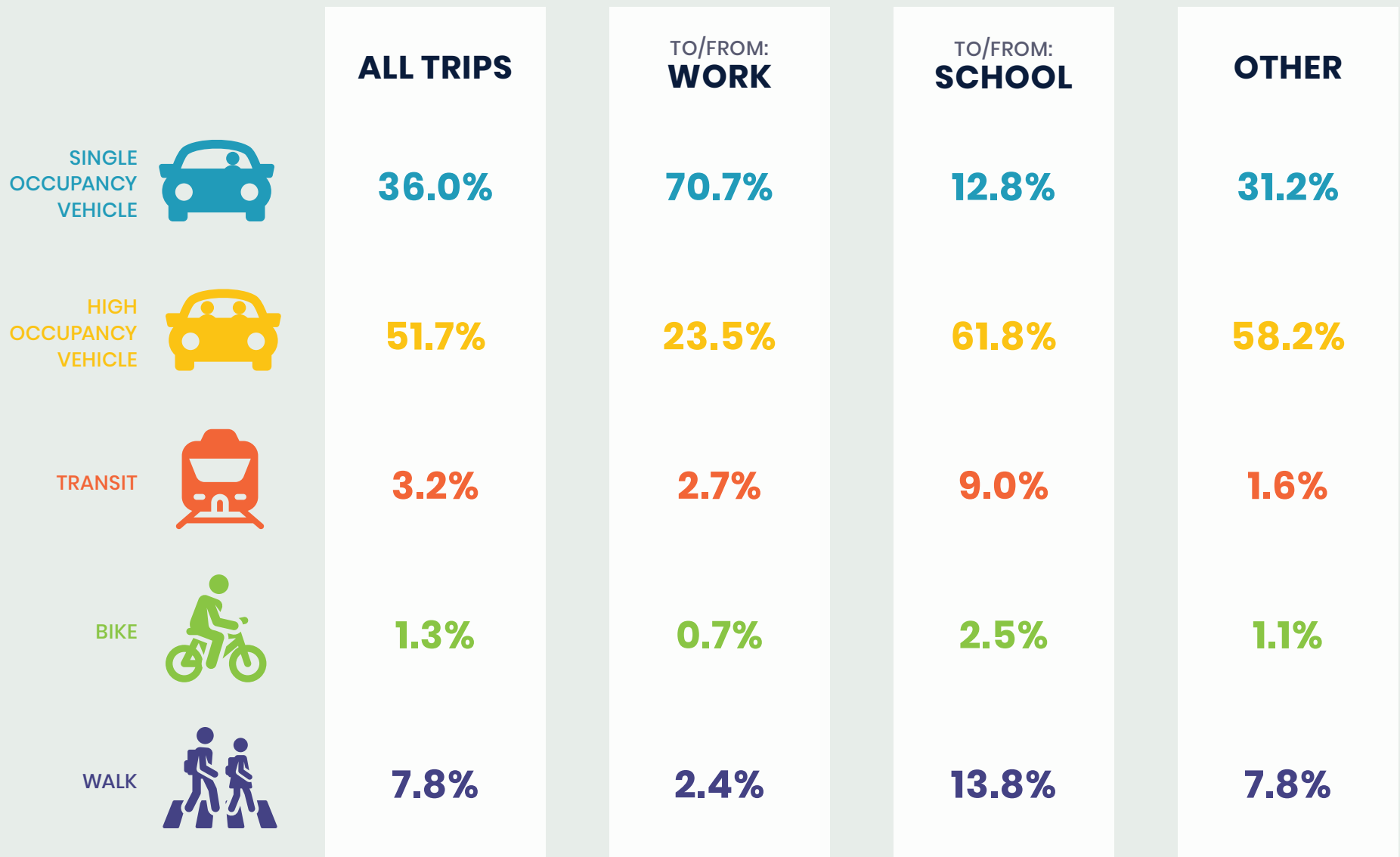
	Land Area		Share of Total Growth (2008–2016)		Annual Growth Rate (2008–2016)	
	Acres	Percent	Households	Employment	Households	Employment
SCAG Region Total	24,717,287				0.42%	1.01%
Priority Growth Areas Total	975,234	3.9%	70.7%	74.6%	0.50%	1.07%
High Quality Transit Areas (HQTAs) ¹	592,286	2.4%	58.2%	45.2%	0.54%	0.85%
Transit Priority Areas (TPA) ²	218,411	0.9%	33.9%	20.9%	0.65%	0.72%
Job Centers ³	202,186	0.8%	24.2%	33.4%	0.90%	1.21%
Neighborhood Mobility Areas ⁴	248,916	1.0%	37.4%	27.6%	0.54%	0.96%
Livable Corridors ⁵	548,451	2.2%	49.6%	53.8%	0.50%	1.13%
Sphere of Influence ⁶	146,017	0.6%	3.0%	2.6%	0.36%	1.31%
Absolute Constrained Areas⁷	20,487,984	82.9%	11.4%	5.0%	0.50%	0.66%
Variable Constrained Areas⁸	17,924,688	72.5%	52.9%	44.9%	0.48%	1.26%

Source: SCAG

Note: Priority Growth and Constrained areas extracted from 2045 plan year data of the final Connect SoCal, 2020–2045 RTP/SCS

1. Generally a walkable transit village or corridor, consistent with the adopted RTP/SCS, and within 1/2-mile of a transit stop or a transit corridor with 15-minute or less service frequency during peak commute hours, excluding freeway transit corridors with no bus stops on the freeway alignment. Additional information is included in the Connect SoCal Sustainable Communities Strategy Technical Report.
2. An area within 1/2-mile of a major transit stop that is existing or planned including an existing rail transit station or bus rapid transit station or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during AM and PM peak commute periods.
3. Areas with significantly higher employment density than surrounding areas which capture density peaks and locally significant job centers throughout all six counties in the region.
4. Areas with high intersection density (generally ≥ 50 intersections/sqmi.), low to moderate traffic speeds, and robust residential retail connections that can support the use of Neighborhood Electric Vehicles or active transportation modes for short trips.
5. An arterial network subset of HQTAs based on level of transit service and land use planning efforts. Some additional arterials identified through corridor planning studies funded through the Sustainability Planning Grant program.
6. Spheres of Influence (outside of absolute and variable constrained areas) - Existing or planned service areas and within the planning boundary outside of an agency's legal boundary; data accessed by SCAG from each county's Local Agency Formation Commission (LAFCO) in 2016.
7. Including tribal lands, military, open space, conserved lands, sea level rise areas (2 feet) and farmlands in unincorporated areas
8. Including Wildland Urban Interface (WUI), grazing lands, farmlands in incorporated jurisdictions, 500 year flood plains, CalFire Very High Severity Fire Risk (state and local), and Natural Lands and Habitat Corridors (connectivity, habitat quality, habitat type layers).

HOW WE TRAVEL TODAY (2016)



Source: SCAG Activity Based Model

as the OC Streetcar, Metro Rail Regional Connector and Arrow/Redlands Rail. However, there is some very recent data that show increasing rates of single-family housing and vehicle travel, which suggests that in an improving economy the region may require stronger policy intervention and community-building in priority areas to ensure that sustainable trends continue. See Chapter 3's "Core Vision" and "Key Connections" for more highlights of recent progress and potential solutions for addressing the region's challenges.

TRANSPORTATION SYSTEM

The SCAG region is a place in motion with more ships, planes, trains, trucks, and automobiles carrying people and goods in, out, and around than anywhere else in the United States. It is also infamous for congestion, network gaps, and lack of adequate maintenance and preservation. By understanding how the current system is utilized, we can implement policies that help address these challenges while preserving and maintaining the system's longevity.

Our current transportation network is comprised of more than 9,000 miles of public transit (**EXHIBIT 2.1**), 5,000 miles of bikeways (**EXHIBIT 2.2**), over 135,000 lane miles of roadways and 94 miles of express lanes. The Port of Los Angeles and Port of Long Beach, which comprise the largest container complex in the U.S., is one of the many regional gateways that contribute to our expansive regional goods movement system (**EXHIBIT 2.4**). Our aviation system is one of the busiest in the world in terms of air passenger and cargo demand, with more than 110.2 million annual passengers and 3.14 million tons of cargo in 2017. All components of the system are providing economic stimulus throughout the region, while simultaneously connecting our homes to opportunities, including leisure.

Understanding the current infrastructure presents the question of how do Southern Californians utilize the transportation system. **PAGE 28** identifies the current mode choice for trip purposes throughout the SCAG region. Key takeaways include:

- According to SCAG's activity-based travel demand model (ABM), more than 71 million total unlinked daily trips are made throughout the region, and nearly one third of all trips are work related
- Of those 20 million daily work unlinked trips, nearly 40 percent are greater than 10 miles in distance and over 70 percent are completed

by individuals driving alone in their vehicles. After that, carpooling is the second most popular option, followed distantly by walking, taking transit and bicycling

- Over two-thirds of all regional trips are non-work related; for these purposes, carpooling is the most popular means for residents to reach their destinations, including school, shopping, among many others
- Looking at school trips specifically, nearly 14 percent are made by walking and 9 percent of trips are made by transit

While the system supports a multitude of options for people and cargo to navigate the region, it is not immune to challenges of preservation, maintenance and accessibility. To ensure a more connected 2045, Southern California will need to address many of these obstacles.

PRESENT & FUTURE CHALLENGES

The region is experiencing a range of challenges and anticipating more, including the aging population, income inequality, traffic congestion and the high cost of housing. This section highlights several key land use and transportation challenges which are directly addressed in this plan; additional discussion is also available in the Technical Reports for Connect SoCal.

AFFORDABLE HOUSING

California is in the midst of a long-term structural housing shortage and affordability crisis. As of 2018, California ranks 49th of 50 states in the number of housing units per resident. With many strong indications, high demand for housing and short supply drives up rental and home prices throughout the state. Indeed, seven of the 10 most expensive housing markets in the United States are in California.

SCAG published a housing report in 2016, Mission Impossible: Meeting California's Housing Challenge, to review the causes and consequences of the housing crisis throughout the state and for the SCAG region. The housing crisis is a two-part problem – a shortage of housing and a lack of affordability. The shortage of housing is a lack of supply since there is not enough housing to meet population needs. Housing supply has not kept up with population growth. In comparison to the last few decades, housing building has significantly decreased.

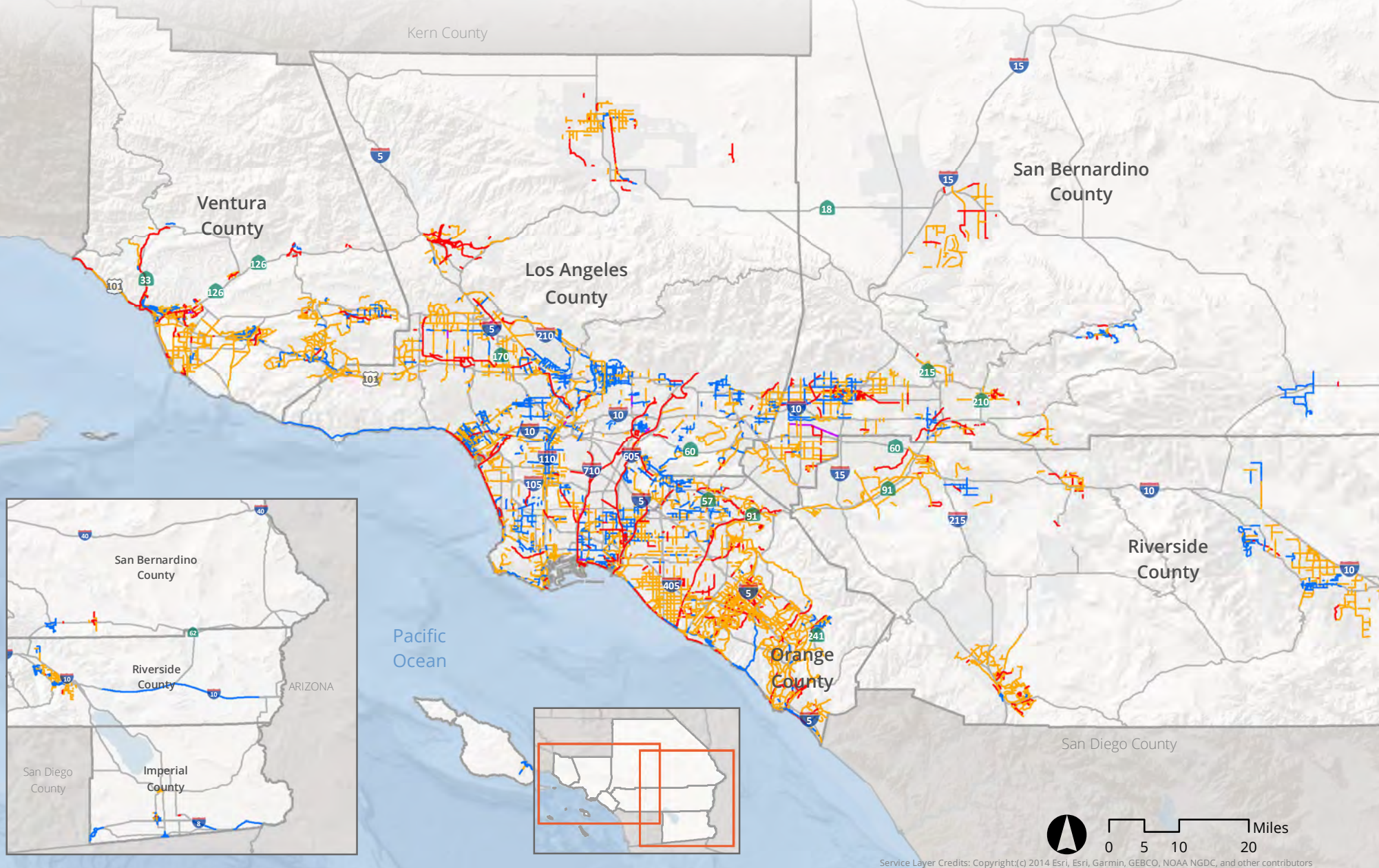
EXHIBIT 2.1 Existing Transit Network, 2016



 County Boundaries
  Freeway
  Metrolink (2016)
  Rapid Bus and Bus Rapid Transit (2016)
  City Boundaries
  Urban Rail (2016)
  Bus Routes (2016)

Source: SCAG, 2019

EXHIBIT 2.2 Existing Bikeway Network, 2016

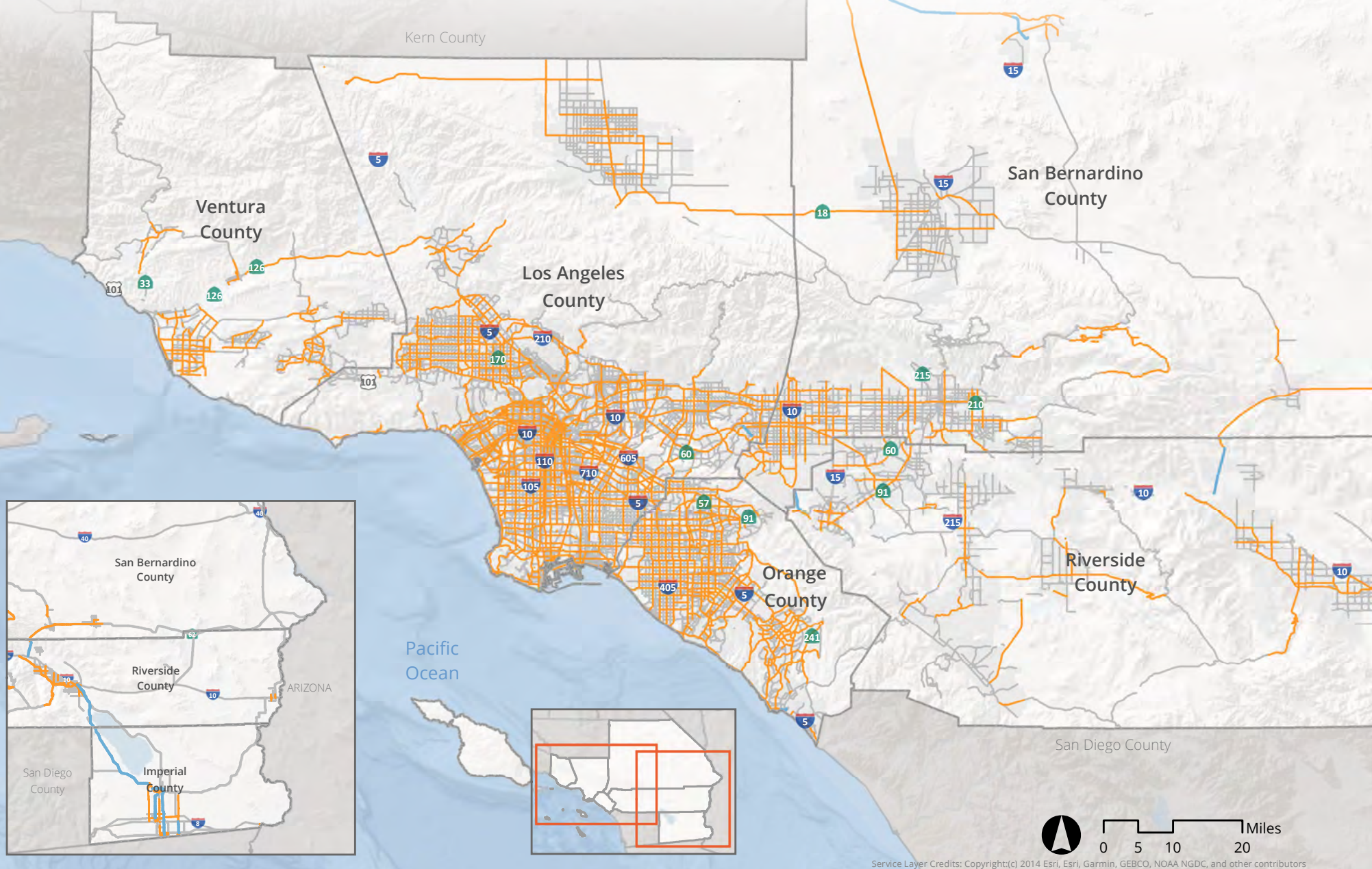


- | | | | |
|-------------------|---------|-------------------|-----------|
| County Boundaries | Freeway | Existing Bikeways | |
| City Boundaries | | Class I | Class III |
| | | Class II | Class IV |

Source: SCAG, 2019

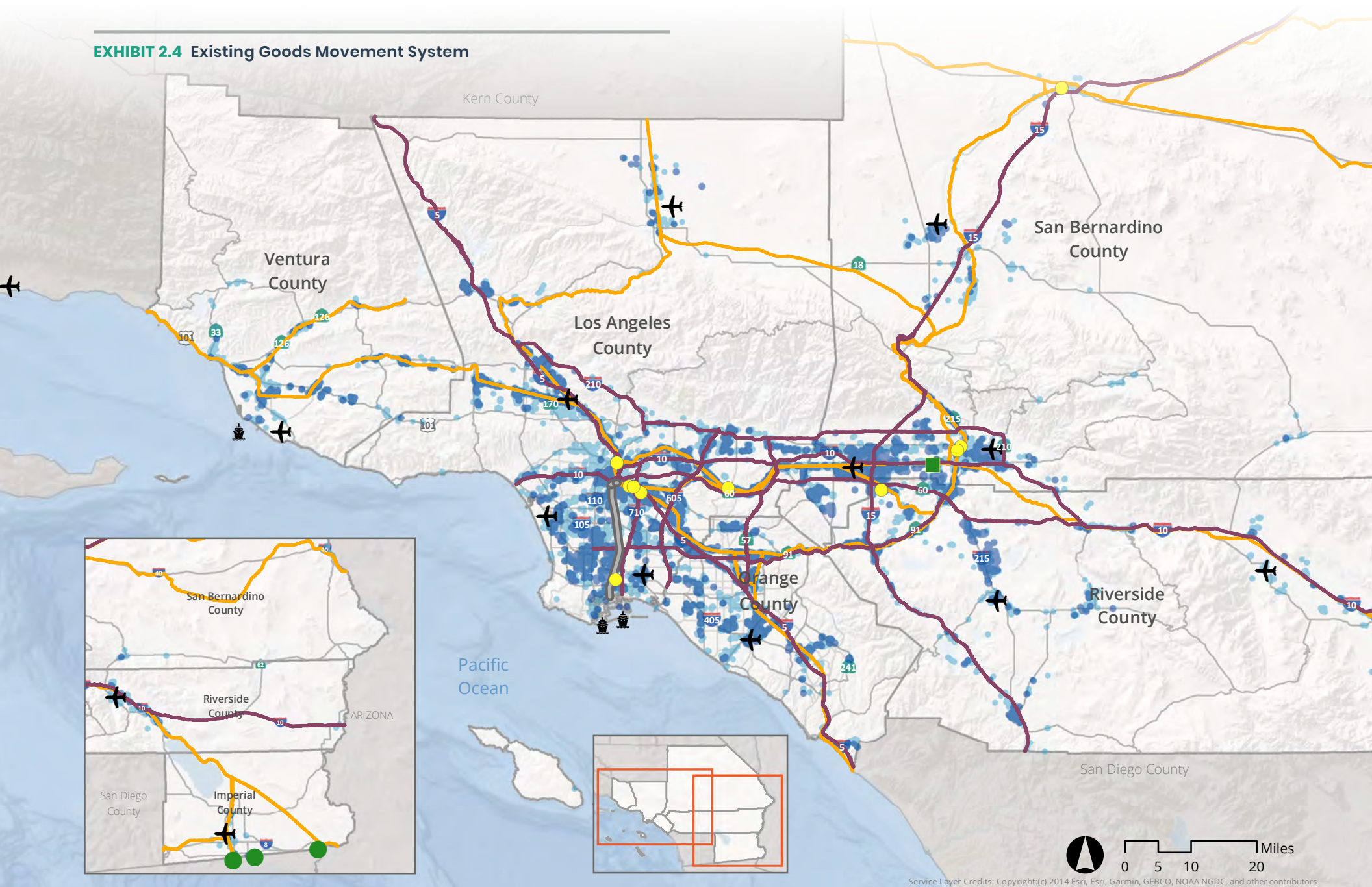
Service Layer Credits: Copyright:(c) 2014 Esri, Esri, Garmin, GEBCO, NOAA NGDC, and other contributors

EXHIBIT 2.3 Existing Arterial System, 2016

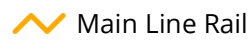
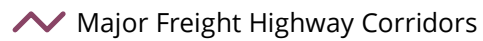
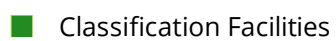
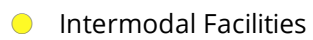


Expressway / Parkway Principal Arterial Minor Arterial

EXHIBIT 2.4 Existing Goods Movement System



Service Layer Credits: Copyright(c) 2014 Esri, Esri, Garmin, GEBCO, NOAA NGDC, and other contributors



Warehouses

• $\geq 50,000$ sq ft

• $< 50,000$ sq ft

FOCUS REGIONAL AVIATION



AIRPORTS

- 7** COMMERCIAL AIRPORTS
- 7** GOVERNMENT/MILITARY AIR FIELDS
- 30⁺** RELIEVER AND GENERAL AVIATION AIRPORTS



STATS

110.2 MILLION
ANNUAL PASSENGERS
IN 2017

200 Destinations,
50 Countries, 40 States

3.1 MILLION
TONS OF AIR CARGO
IN 2017

114 Destinations,
20+ Countries, 30+ States

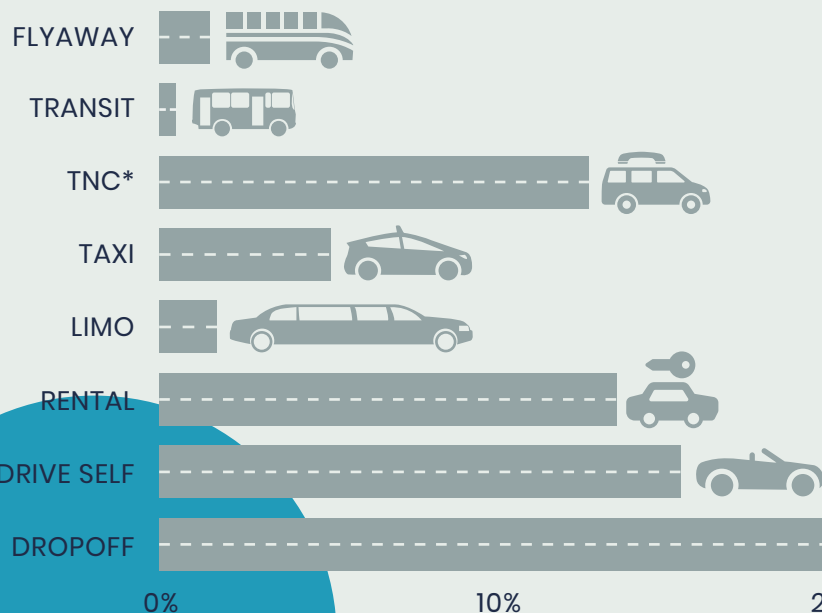


TRENDS

GENERAL AVIATION GREW
AT AN ANNUAL
GROWTH
RATE OF **0.12%***

AIR CARGO GREW
AT AN ANNUAL
GROWTH
RATE OF **4.6%***

*From 2012 to 2017



HOW WE GET TO THE AIRPORTS IN THE REGION

*Transportation Network Companies, such as Uber and Lyft

FOCUS GOODS MOVEMENT

THE SCAG REGION
HAD APPROXIMATELY

5,177 **MILES** of principal arterial roadway, including interstate, other freeway & expressway in 2018

2 CLASS 1 RAILROADS  **6** INTERMODAL RAIL YARDS*

* Not including carload and automobile terminals

IN 2018, THE VALUE OF INTERNATIONAL TRADE THAT MOVED THROUGH THE SCAG REGION WAS OVER

\$562 **BILLION** including total maritime and cross-border trade and air freight

\$1.6 **BILLION**** cost of congestion to the trucking industry in the Los Angeles metropolitan region in 2016

**Source: ATRI



SOUTHERN CALIFORNIA HAS THE LARGEST CONTAINER PORT COMPLEX IN THE UNITED STATES

9th largest container port complex in the world in 2018

NEARLY **1.2** **BILLION** sq. ft. of warehousing & distribution space



AND CLOSE TO **750** **MILLION** facilities >50k sq. ft. in size

Goods Movement dependent industries generated

2.9 **MILLION JOBS**



REGIONAL AIRPORTS HANDLED NEARLY

\$122 **BILLION** in international air cargo in 2018

OVER

300% **GROWTH**



in VEHICLE HOURS OF DELAY per day at rail-highway grade crossings across the region by 2045

From 2010 to 2018, one unit was built for every 3.32 persons in the SCAG region which is a 47.5 percent decrease compared to the 1.74 persons per unit in 1970 to 1980. There are also many other contributors to the overall housing crisis including barriers caused by land use zoning that prevent new housing development and increasing building and other costs resulting from time delays, environmental litigation, lack of sufficient local funding mechanisms and community resistance to new housing, especially medium and high-density projects. The second problem, lack of affordability, is the mismatch of household incomes to the prices of housing that is available. **EXHIBIT 2.5** highlights SCAG's existing land use as of 2016. One underlying challenge is that middle income job growth has been severely deficient despite an otherwise strong recovery from the Great Recession.

Additionally, population and employment growth in metropolitan areas in California has slowed in recent years because wages cannot compensate for the high cost of housing. From 2000 to 2017, median gross rent and median home price have increased 25.5 percent and 55.7 percent, respectively, while median household income only increased by 2 percent. High housing costs often force residents to live further away from their workplace as affordable options are sparse near their place of work. In surveying the needs and concerns of residents in Southern California, affordable housing and homelessness were the top concerns. The California Legislative Analyst's Office found that for every 10 percent increase in a metropolitan area's median rent, there was a 4.5 percent increase in an individual's commute time⁵. High housing prices contribute to sprawl, add time to regular commutes, make food and healthcare less attainable by constraining household resources, and exacerbate the growing homelessness crisis.

The cumulative impacts of the housing shortage on individuals' everyday lives add up to a significant economic loss for our region. This is in spite of the fact that every dollar spent on new housing construction, including infill development, generates more than an additional dollar (\$1.10) in total economic activity, and each job created through residential construction supports 1.4 additional jobs⁶. These challenges also present an opportunity,

however: Increasing the supply of affordable housing would reduce poverty and homelessness, increase residents' economic mobility and educational attainment and improve health outcomes in vulnerable populations. Several studies that have analyzed the economic relationship between affordable housing and surrounding properties have found that affordable housing development has little to no impact on surrounding property values, and in some cases, surrounding property values have increased.

NATURAL LANDS

A range of local conservation plans, habitat conservation agencies and state/federal park designated areas provide protection for a significant amount of natural and farmland in the SCAG region. Many of these protected lands are in remote desert areas far from incorporated areas (**EXHIBIT 2.6**), leaving a substantial amount of land on the urban and suburban fringe susceptible to development. Protected areas tend to not be distributed evenly across habitat types, leaving some habitat types largely unprotected. Many of the high-biodiversity habitats that play a key role in the region's ecosystem are adjacent to urban and suburban communities and do not have protected status. Furthermore, many habitats, both protected and unprotected, are in need of restoration efforts such as non-native species removal, re-introduction of native species, erosion control and re-connecting fragmented areas.

FARM LAND LOST & AT-RISK

Like natural habitat lands, farm and grazing lands are at risk. According to the California Department of Conservation's most recent data, the SCAG region lost 21 percent of its farmland between 1984 (the year the farmland tracking began) and 2016. Major losses were seen in Los Angeles, San Bernardino and Orange counties, which respectively lost 55, 71 and 78 percent of their farmland (**TABLE 2.2**). This decline of agricultural land has implications for the economy and the environment, especially in the context of climate change. While many farming practices contribute to greenhouse gas (GHG) emissions, emissions from farmlands are far less than those from urban environments. Farm and grazing lands can also provide co-benefits such as wildlife habitats, flood control and groundwater recharge. Productive farm and range lands bring billions of dollars into Southern California's economy, creating jobs and providing food security. Converting these lands to urban development weakens this vital industry and the region's position in the U.S. economy.

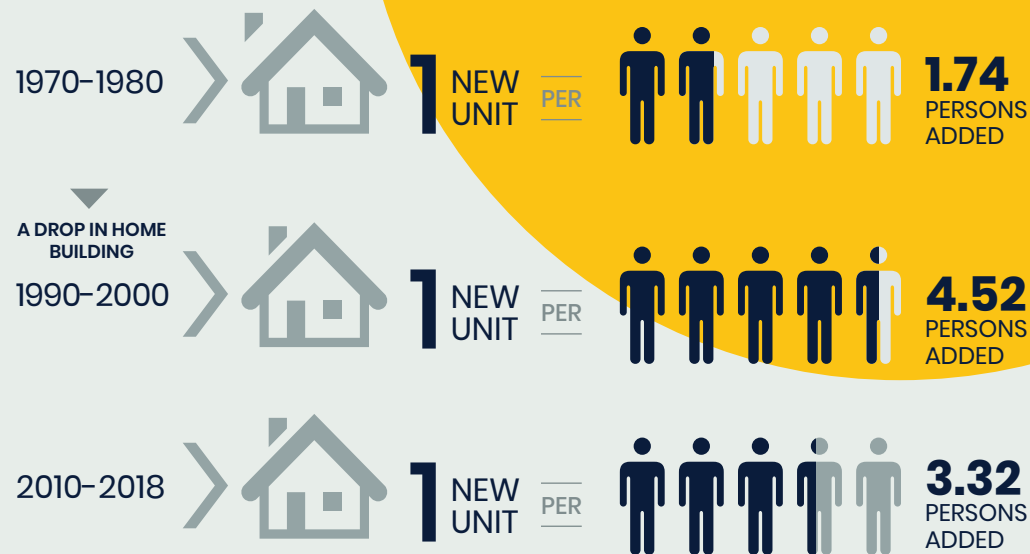
5 Taylor, Mac. (2015). California's High Housing Costs: Causes and Consequences. California Legislative Analysts' Office. 17 March

6 Center for Strategic Economic Research. (2014). The Economic Benefits of Housing in California. September.

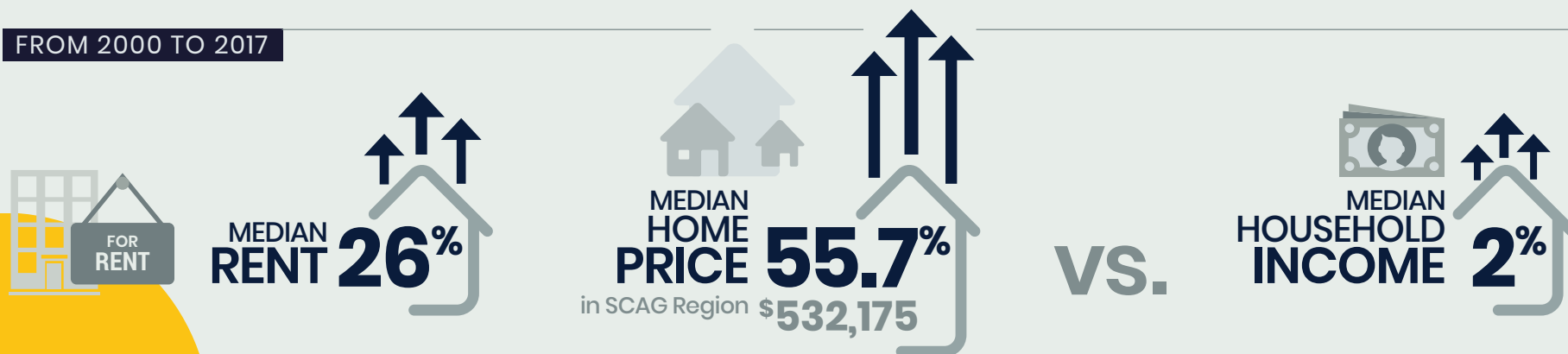
FOCUS AFFORDABLE HOUSING

California is in the midst of a long-term structural housing shortage and affordability crisis. In 2016, SCAG published the report, *Mission Impossible: Meeting California's Housing Challenge*, to review the causes and consequences of the housing crisis throughout the state and for the SCAG region. It found that the lack of supply of housing is due to the fact that housing construction has not kept up with population growth. There are also many other contributors to the overall housing crisis including barriers caused by land use zoning that prevent new housing development and increasing building and other costs resulting from time delays, environmental litigation, lack of sufficient local funding mechanisms, and community resistance to new housing especially medium and high-density projects.

HOME BUILDING HAS NOT KEPT UP WITH POPULATION GROWTH

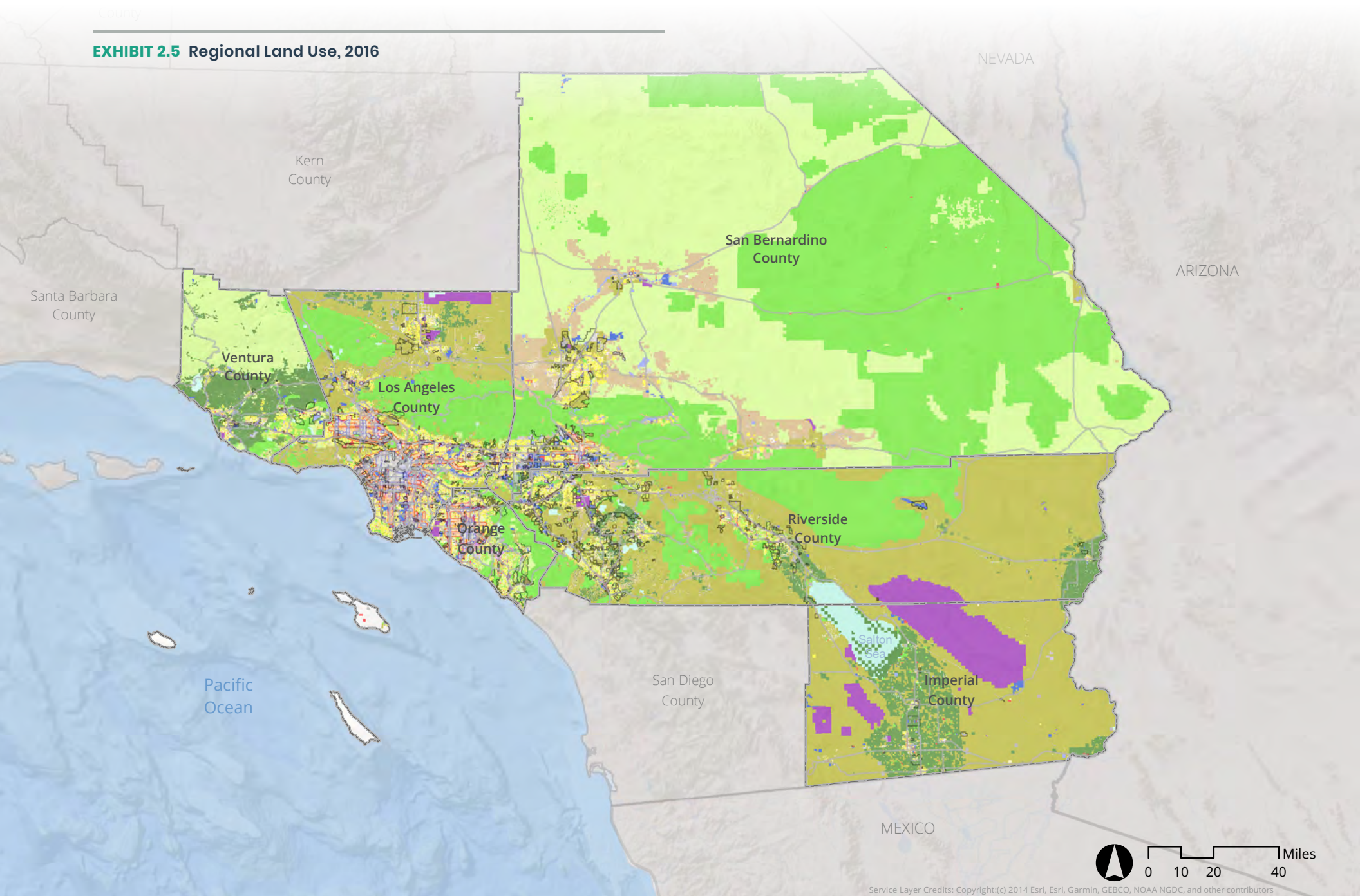


FROM 2000 TO 2017



Source: U.S. Census Bureau; Census 2000 Summary File 1, 2017 American Community Survey 1-Year Estimates, and SCAG's 2016 *Mission Impossible? Meeting California's Housing Challenge* Report.

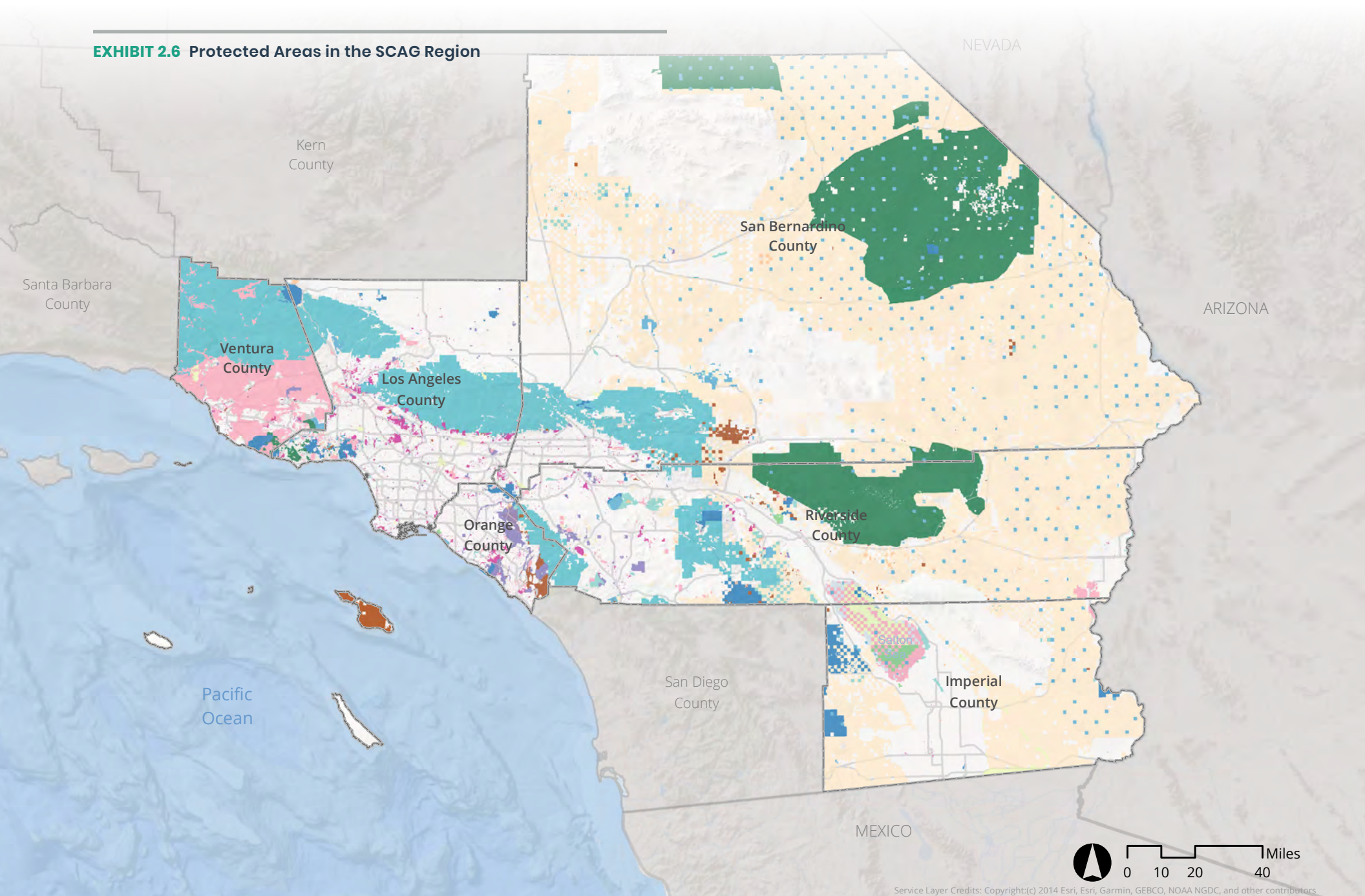
EXHIBIT 2.5 Regional Land Use, 2016



Service Layer Credits: Copyright(c) 2014 Esri, Esri, Garmin, GEBCO, NOAA NGDC, and other contributors

Source: SCAG, 2019

EXHIBIT 2.6 Protected Areas in the SCAG Region



- | | | | | |
|------------------------------|------------------------------|---|------------------|-------------------------------|
| US Forest Service | US Fish and Wildlife Service | California Department of Parks and Recreation | County | Non Governmental Organization |
| US Bureau of Land Management | US Military/Defense | California Department of Fish and Wildlife | City | Private |
| National Park Service | Other Federal | Other State | Special District | Conservation Easement |

Source: SCAG, California Protected Areas Database, 2017; California Conservation Easement Database, 2016

As population continues to grow, vital habitat and farmlands face severe development pressure. In addition to their respective roles in biodiversity and food production, both natural areas and farmlands help reduce the impacts of climate change by capturing GHGs in the soil, plants, and trees instead of allowing them to concentrate in the atmosphere. Urban, suburban and even rural development on previously undeveloped land results in increased GHG emissions. The conservation of natural area and farmlands on the edges of urban and suburban development is an integral aspect of Connect SoCal as it incentivizes infill development and the concentration of different land uses. This makes it easier to travel shorter distances which reduces GHG emissions. Many counties, cities and conservation groups in Southern California have excelled in their work to protect these vulnerable lands, but few plans or policies have been enacted to preserve habitat and farmlands on a regional scale. With regional population increases, conservation decisions made now can safeguard the endurance of these lands, protecting threatened wildlife and the local

agricultural economy, and reducing carbon emissions, while also contributing to a high quality of life for future generations.

TRANSPORTATION SAFETY

Traffic-related fatalities and serious injuries are a critical and preventable public health and equity issue in the region. Approximately 1,500 people die, more than 5,200 are severely injured, and 136,000 are injured on roadways throughout the SCAG region every year. Collisions are happening in every community in the region, from El Centro in Imperial County to Malibu in Los Angeles County. They are happening to people from all walks of life, to those who drive and to people who walk and bike. Approximately 90 percent of collisions are occurring in urban areas, with most taking place on local roads, not highways. Regionally, 65 percent of fatalities and serious injuries are occurring on less than 1.5 percent of the roadway network. Of particular concern are vulnerable groups such as children, older adults, and users of personal mobility devices such as e-scooters. These roadway users do not have the protections included in automobiles, and collisions involving them have higher fatality rates. Pedestrian and bicycle-related collisions have been steadily increasing since 2012, underscoring the importance of implementing infrastructure improvements that safely accommodate all modes, or reducing speed limits in some areas to reduce the likelihood or severity of higher speed collisions. Unsafe speed is the primary collision factor in the SCAG region, accounting for about 30 percent of collisions. At 50 miles per hour, a pedestrian has only 25 percent chance of survival if struck. In contrast, at about 25 miles per hour, if struck, a pedestrian has a 90 percent chance of survival.

Traffic-related fatalities and serious injuries have significant impacts on the lives of families, friends and community members. They also have economic and environmental impacts. Traffic collisions impact congestion, leading to emergency management costs and additional GHG emissions from bottlenecks. Increasing safety for pedestrians and bicyclists can make transit and active transportation more desirable, thereby motivating mode shifts and reducing GHG emissions. Policies, infrastructure and mode choice impact the safety of everyone who travels throughout the region. Providing a safe transportation network is essential for meeting SCAG's economic, housing, environmental, equity and public health goals, and will require optimizing the existing system to strategically incorporate complete streets while supporting a range of other safety strategies.

TABLE 2.2 Farmland Loss by County in Acres, 1984–2016

County	1984	2016	Percent Change
Imperial	562,132	528,471	-6%
Los Angeles	60,877	27,390	-55%
Orange	26,535	5,715	-78%
Riverside	561,542	419,835	-25%
San Bernardino	69,575	20,293	-71%
Ventura	132,388	118,508	-10%
SCAG Region	1,413,049	1,120,212	-21%

Source: California Department of Conservation Farmland Mapping & Monitoring Program

FOCUS TRANSPORTATION SAFETY

#1

REASON FOR
ALL COLLISIONS

UNSAFE SPEED

Fatal and Serious Injury collisions have increased in the region since 2012, underscoring the importance of re-evaluating our street designs and speed limits. Approximately 90 percent of collisions occur in urban areas, with most taking place on local roads, not highways. Unsafe speed is the primary collision factor in the SCAG region. About 30 percent of collisions are due to unsafe speed. At 50 miles per hour, a pedestrian has only 25 percent chance of survival if struck. In contrast, at about 25 miles per hour, if struck, a pedestrian has a 90 percent chance of survival.

65% OF FATALITIES & SERIOUS
INJURIES ANNUALLY
OCCUR
IN LESS THAN **1.5%** OF THE REGION'S
ROADWAY NETWORK

ON ROADWAYS IN THE SCAG REGION



136,000
INJURED
ANNUALLY



5,200
SEVERELY INJURED
ANNUALLY



1,500
PEOPLE DIE
ANNUALLY

TRANSPORTATION SECURITY

Catastrophic events like earthquakes, floods, fires, hazardous material incidents, dam failures, civil unrest, transportation accidents, tsunamis and terrorism can occur at any given moment in the SCAG region. The state of California has experienced 323 state proclaimed emergencies and 267 federally proclaimed disasters since the year 1950. While the threat of disasters cannot be eliminated, effective planning can help minimize the impacts from disasters. Disaster incidents in the state were highest between 2000 and 2009 where 59 people died, and 885 people were injured. Despite a tripling of population between 1950 and 2017, the number of deaths resulting from disasters has remained within a relatively narrow range. The two most frequent disasters in the SCAG region are floods (160 incidents since 1950) and fires (138 incidents since 1950).

PUBLIC HEALTH

Across the SCAG region, transportation and land use decisions are shaping neighborhoods, while also influencing the health outcomes of residents. The way a community is designed impacts the likelihood that a person will bike or walk to school, work, or local shops; have access to healthy food or parks; and breathe air that is free of pollutants. Conditions in the places where people are born, live, learn, work and play affect a wide range of health risks and outcomes. These conditions are known as the Social Determinants of Health (SDOH) and they help explain why health outcomes (e.g., rates of asthma or diabetes) vary widely across the region. Depending on where you live in the region, your life expectancy could be as low as 68 years or as high as 93 years. To improve health outcomes and to reduce these inequities, it is critical for public health to be integrated into land use and transportation planning.

Public health outcomes in the 4-year period from 2012 to 2016, the base years of the 2016 RTP/SCS and Connect SoCal, have largely worsened or remained constant across the SCAG region, including asthma (13.8 percent), diabetes (8.9 percent), pre-diabetes (13.7 percent), high blood pressure (27.9 percent), heart disease (5.8 percent) and obesity (29.6 percent). The main chronic diseases accounting for deaths in the region are coronary heart disease, cerebrovascular disease (stroke), chronic lower respiratory disease and diabetes. Chronic diseases carry significant direct treatment-related costs

and indirect costs. Healthcare expenditures continue to be a large burden on the regional economy, with \$18.8 billion spent annually at the base year on just three chronic diseases: type 2 diabetes, high blood pressure, and heart disease. Reducing the prevalence of chronic disease through strategic transportation investments and land use strategies would benefit the region's health and the economy.

The aging of the region's population will also pose new public health challenges. Most senior citizens prefer to age in place rather than move into a smaller dwelling unit or group housing. With an aging population comes greater risks of health complications, and an increased need to plan for walkable and compact urban environments to support older adults choosing to age in place. Through the implementation of Connect SoCal, public health outcomes through transportation investments and land use strategies are expected to improve across each of SCAG's public health focus areas.

SYSTEM PRESERVATION & RESILIENCE

Maintaining the operational efficiency of our transportation system is crucial. Unfortunately, demand on the system has increased over the decades without significant maintenance reinvestment. This has greatly influenced the number of roadways and bridges that have fallen into an unacceptable state of disrepair. Indeed, many residents have expressed concern. One particular resident commented that "Southern California's roads are in horrible condition. There's no infrastructure to support planned development." Part of the challenge is to ensure that life cycle costs such as maintenance and preservation expenses, are considered and planned in the development of infrastructure projects. Until the passage of Senate Bill 1 (SB1) (2017), funding for preservation and improvement of our system was on a dramatic decline. SB 1 provides a much needed funding supplement for system preservation, but we must continue to weigh our options carefully in allocating and investing resources to maximize the productivity of our transportation system. **FIGURE 2.5** displays the conditions of distressed lane miles on the State Highway System. **FIGURE 2.6** reflects bridge conditions in the SCAG region.

ACCESS & MOBILITY

Reaching destinations in a timely manner is a top concern of Southern California residents. In 2016, average trip length to work was over 19 miles and

FOCUS PUBLIC HEALTH

Conditions in the places where people are born, live, learn, work, and play affect a wide range of health risks and outcomes. If a person lives in housing adjacent to a freeway or high traffic road, they may be more likely to develop asthma. If a person lives in a community with an abundance of bikeways, they may be more inclined to bike to work or school. These types of community conditions are known as the Social Determinants of Health (SDOH) and they help explain why health outcomes (e.g., rates of asthma or diabetes, lifespans, etc.) vary widely across the region. Social Determinants of Health are often the result of past transportation and land use planning and policy decisions, and they, along with economic opportunities, play a role in shaping these circumstances and influencing health outcomes.

Since the last plan was adopted, overall public health trends have continued to worsen or stay the same. SCAG analyzes health outcomes affected by the SDOH which include: accessibility to essential services; air quality; affordable housing; climate change; economic opportunity; safety; and physical activity.

\$16.7 BILLION

ANNUAL COST OF TREATING CHRONIC DISEASES:

Heart disease,
high blood pressure
and diabetes.

CHRONIC DISEASES & INJURIES MAKE UP OVER 69% OF ALL CAUSES OF DEATH IN THE REGION:



14% (+2% increase since 2012)
ASTHMA



13% (+4% increase since 2012)
PRE-DIABETES



9% (existing rate 2016)
DIABETES



29% (+10% increase since 2001)
OBESITY



28% (2016)
HIGH BLOOD PRESSURE



6% (2016)
HEART DISEASE

Source: California Health Interview Survey (CHIS), 2012, 2016,
California Public Health Assessment Model (C-PHAM) for the \$16.7 billion figure

14 miles by auto and transit respectively. Yet it took over twice as long by transit (69 min) to make the same trip compared to auto (31 min).

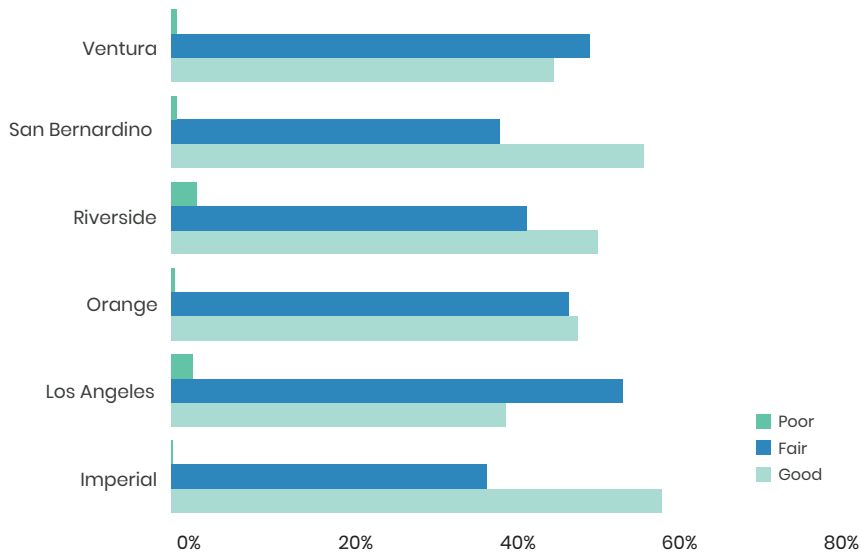
Examining Southern California’s transportation system, it is clear that there are many causes of congestion and challenges for improving accessibility. Paramount among them is a dependence on personal vehicles in our region, which often shapes our built environment to be more suited to cars than people – reducing the attractiveness and viability of transit as an alternative means of getting around. Residents see a lack of transit options as a significant challenge and many express a desire, as one survey respondent put it, for more “...reliable transit outside of the Los Angeles downtown core.”

An imbalance between jobs and housing in many areas presents challenges to access and mobility in Southern California due to the geography and urban sprawl of our region. Many residents continue to move farther and farther inland to reach lower priced housing. Additional factors impacting congestion on roadways and transit accessibility are natural impediments such as mountains and waterways and other challenges.

Another cause of congestion is gaps in the road network and bottlenecks where capacity is reduced at pinch points. SCAG identified the top 100 bottleneck locations in 2016 by annual hours of vehicle delay. Most bottlenecks are active in the morning and/or afternoon peak periods, and all are active at midday. The most active time for bottlenecks is the afternoon peak period. The top three ranked bottlenecks in the SCAG region are all located on the I-405. The top ranked bottleneck, where National Blvd. meets the Santa Monica Freeway (I-10) in Los Angeles, results in over 1.7 million annual hours of vehicle delay. Most bottlenecks are located in Los Angeles County, with 19 in Orange County, three in Riverside County and two in San Bernardino County. More discussion on bottlenecks is included in the Congestion Management Technical Report.

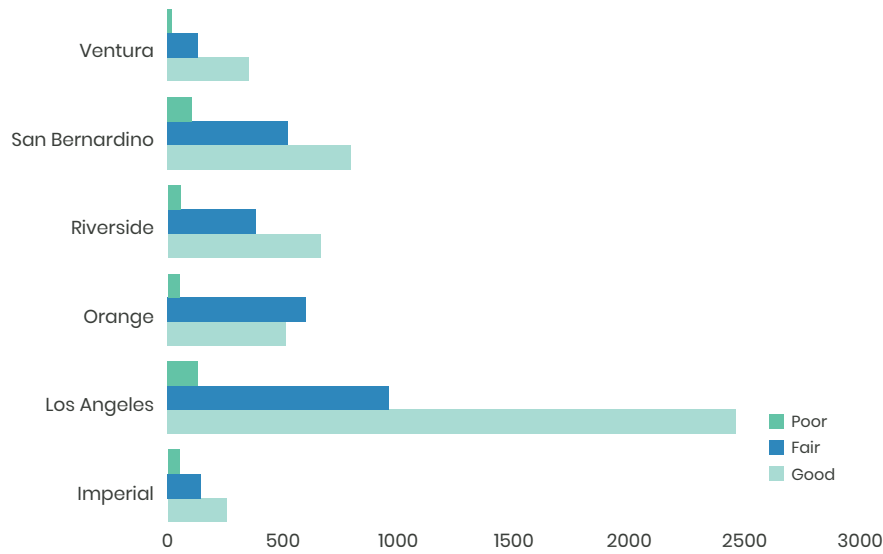
Access to opportunities such as jobs, schools and healthcare is critical to the well-being of all segments of our society. Equitable access to such opportunities still remain a challenges. Minority and low-income populations tend to live in areas that have relatively fewer opportunities and services. At the same time, they tend to be more dependent on public transportation, and/or walking or bicycling due to lower rates of auto ownership, which results in limiting their

FIGURE 2.5 Pavement Condition of State Highway System



Source: Caltrans Automated Pavement Condition Survey 2015-2016

FIGURE 2.6 Bridge Conditions in the SCAG Region, 2015



Source: FHWA Bridge Inventory

access to opportunities, thus putting them at a disadvantage relative to the general population.

FUNDING THE TRANSPORTATION SYSTEM

The cost of a multimodal transportation system that will serve the region's projected growth in population, employment, and demand for travel surpasses the projected revenues expected from existing sources including the gas tax, our historic source of transportation funding. The purchasing power of our gas tax revenues is decreasing and will continue a downward trajectory while transportation costs escalate, fuel efficiency improves, and the number of alternative-fuel vehicles continues to grow.

Despite the recent increase in state revenue through a state gas tax increase and other transportation fees with the passage of SB 1, state sources comprise a small share of total transportation revenues. Additionally, federal sources continue to dwindle as federal fuel tax rates have not been adjusted since 1993. To backfill limited state and federal gas tax revenues, our region has continued to rely on local revenues to meet transportation needs. In fact, 60 percent of the region's core revenues are from local sources. Eight sales tax measures have been adopted throughout the region since the 1980s; the burden of raising tax dollars has shifted significantly to local agencies.

Simultaneously, we need to explore innovative local programs that help meet the challenge of financing and maintaining the transportation system while reflecting the unique needs of the region. Efforts are underway to explore how we can transition from our current system based on fuel taxes to a more direct system based on user fees. In addition to generating revenues, user fees are among the most impactful VMT and GHG reduction strategies for the transportation sector. Yet perceptions about the fairness of user fees often raise public acceptability concerns. A sensible system of user fees can be designed with policies that address equity concerns.

PLANNING FOR DISRUPTION

Emerging technology has the potential to expand transportation choices and equity throughout the region. By providing more options for local and regional trips, emerging technologies may shift trips to less environmentally damaging modes, minimize negative environmental impacts associated with current

vehicle use, increase system efficiency, improve safety, and reduce auto-related collisions and fatalities. However, realizing the potential benefits (and potential negative impacts) is dependent on the rate of technology development and adoption of a wide range of public and private sector innovations. Emerging transportation technologies pose numerous challenges and opportunities for the SCAG region, including:

- An uncertain pace of development and deployment
- Challenges obtaining data from the private sector
- The impact of Transportation Network Companies (TNCs) on transit and active transportation usage
- A lack of permanence in public/private service agreements
- High likelihood of new technology actually increasing VMT
- Finding a balance between regulation and innovation
- Avoiding inequities in accessing new transportation technologies

Emerging technologies vary widely when it comes to their effect on VMT, and therefore GHG emissions. Some of these technologies, such as alternative fuel vehicles, micro-mobility, bikesharing and microtransit, have a mitigating influence on GHG emissions. Others, such as ride-hailing and automated vehicles, will increase VMT and GHG emissions if their business models do not adapt⁷ to eliminate or reduce single-passenger rides and "deadheading," where drivers drive with zero passengers. Therefore, it is vitally important to adopt strategies and policies that ensure pooled or shared rides.

MEETING FEDERAL AIR QUALITY STANDARDS

Although air quality has improved significantly over the past decades, the SCAG region still experiences among the worst air quality in the country. Almost the entire SCAG region fails to meet the health-based federal air quality standards for one or more transportation-related air pollutants. In addition to public health impacts from unhealthy air quality, the challenge of meeting health-based federal air quality standards has serious implications for the RTP/SCS, the Federal Transportation Improvement Program (FTIP) and transportation projects in the SCAG region.

⁷ San Francisco County Transportation Authority, TNCs and Congestion Final Report, October 2018.

A particularly pressing challenge is for the South Coast Region to meet the 2023 statutory deadline of attaining the 1997 ozone standard. Pursuant to the federal Clean Air Act (CAA), a Contingency Measure Plan was recently developed jointly by the South Coast Air Quality Management District (SCAQMD) and the California Air Resources Board (ARB) and subsequently submitted to the U.S. Environmental Protection Agency (EPA). The Contingency Measure Plan highlights the critical need for federal regulatory actions and/or funding to address emission sources under federal jurisdiction including aircraft, ships, trains and out-of-state trucks in order to meet the air quality standard. This is in addition to regulatory actions, programs and incentive funding SCAQMD and ARB have developed to achieve emission reductions.

If the U.S. EPA disapproves the air plan, a federal sanctions clock will be triggered which will lead to federal highway sanctions if the underlying deficiency cannot be resolved within 24 months. Highway sanctions restrict federal funding to transportation projects that expand highway capacity, nonexempt project development activities and any other projects that do not explicitly meet exemption criteria. If imposed, highway sanctions have the potential to impact billions of dollars of federal funding and tens of billions of dollars of important transportation projects in the SCAG region.

Transportation, especially the goods movement sectors, contributes to the overwhelming majority of air pollutant emissions causing ozone pollution. A comprehensive and coordinated regional solution including aggressive regulations, advancements in clean technologies, innovative solutions, and integrated land use and transportation planning from all levels of governments and all stakeholders will be required to achieve the needed emission reductions from the goods movement sectors.

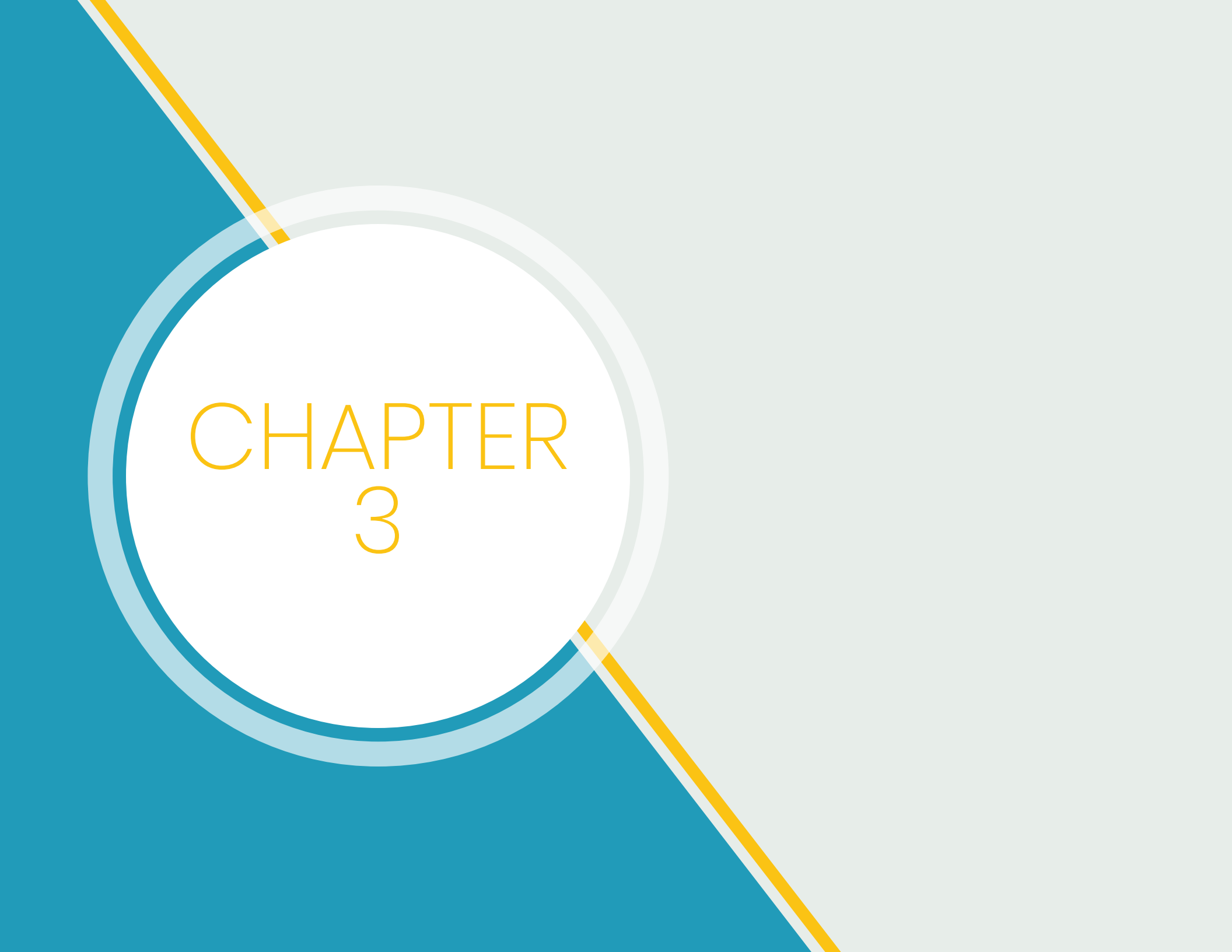
Finally, the emission of air pollutants come from a wide range of sources and may be transported upwind. Therefore, a mitigation strategy should be in place to assist impacted communities, even if the emissions are not being locally produced.

MOVING TOWARDS SOLUTIONS

As this region continues to grow in age and population, and in an environment already experiencing significant challenges, it is crucial that land use and transportation strategies are integrated to achieve regional goals. Connect SoCal identifies a number of land use and transportation strategies that will provide residents more choices in how they can reach their destinations reliably and reduce congestion on roadways in our region through 2045 and beyond.

In the following chapter, Connect SoCal showcases an array of investments across all transportation modes and incorporates a range of best practices for increasing transportation choices, reducing dependence on personal automobiles, encouraging growth in walkable/mixed-use communities with ready access to transit infrastructure and employment opportunities, and improving air quality. More and varied housing types and employment opportunities are envisioned within and near job centers, transit stations, and walkable neighborhoods where goods and services are easily accessible via shorter trips.

Strategies in Connect SoCal also recognize the transformative potential of emerging technologies and mobility innovations to provide increased mobility, reduce harmful emissions, generate new revenue streams for regional reinvestment, and opportunities to affect land use to improve quality of life. While no one technology or innovation is likely to solve our regional challenges alone, the combination of and judicious application of their benefits for the region can positively change the way we live, work and travel in Southern California.

The slide features a light gray background with a large teal triangle on the left side. A white circle is centered on the teal triangle, containing the text 'CHAPTER 3' in a gold, sans-serif font. Two parallel diagonal lines, one gold and one white, cross the circle and the teal triangle.

CHAPTER 3

CHAPTER 3

A PATH TO GREATER ACCESS, MOBILITY & SUSTAINABILITY

CORE VISION

Rooted in the 2008 and 2012 RTP/SCS plans, Connect SoCal's "Core Vision" centers on maintaining and better managing the transportation network we have for moving people and goods, while expanding mobility choices by locating housing, jobs and transit closer together and increasing investment in transit and complete streets. Examples of SCAG's Core Vision are embedded throughout this chapter in blue highlight boxes, and include progress made since the 2016 RTP/SCS. These highlights are presented alongside the narrative, which provides a more comprehensive overview of strategies planned to advance the region's core vision for mobility and sustainability. The Core Vision includes:



SUSTAINABLE DEVELOPMENT



SYSTEM PRESERVATION & RESILIENCE



DEMAND & SYSTEM MANAGEMENT



TRANSIT BACKBONE



COMPLETE STREETS



GOODS MOVEMENT

There is no one-size-fits-all solution for regional challenges. Instead, we must explore an integrated web of creative strategies to achieve the goals of Connect SoCal. In this chapter we will lay out clear policy guidance, action-oriented strategies and pragmatic tools that can be utilized to achieve a coordinated and balanced regional transportation system. This chapter also describes strategies to integrate the region's Forecasted Development Pattern with the transportation network to demonstrate reductions in greenhouse gas (GHG) emissions.

OUR VISION FOR A CONNECTED REGION

As the region's population increases, ages and diversifies, it is crucial that land use decisions and transportation investments made at the federal, state, regional and local levels are coordinated to be able to achieve Connect SoCal's regional goals. Developing compact centers with a robust mix of land uses, a range of building types and connected public spaces can strengthen the fabric of communities. Targeting rideshare and transportation demand management strategies near employment centers can reduce travel costs and improve air quality. Thoughtfully locating freight delivery facilities and logistics centers can reduce truck travel and the impact of goods movement on communities. While coordinating land-use and transportation strategies makes sense and can yield beneficial outcomes, implementation is difficult in a region where authority is divided among myriad agencies. This plan is not designed to dictate or supersede local actions and policies, but rather to lay out a path to achieving regional goals set by the Regional Council.

Our vision for the region incorporates a range of best practices for increasing transportation choices, reducing dependence on personal automobiles, further improving air quality and encouraging growth in walkable, mixed-use communities with ready access to transit infrastructure and employment. More and varied housing types and employment opportunities would be located in and near job centers, transit stations and walkable neighborhoods where goods and services are easily accessible via shorter trips. To support shorter trips, people would have the choice of using neighborhood bike networks, car share or micro-mobility services like shared bicycles or scooters. For longer commutes, people would have expanded regional transit services and more employer incentives to carpool or vanpool. Other longer trips

would be supported by on-demand services such as microtransit, carshare and citywide partnerships with ride hailing services. For those that choose to drive, hotspots of congestion would be less difficult to navigate due to cordon pricing, and using an electric vehicle will be easier thanks to an expanded regional charging network.

There are certainly inherent constraints to expansive regional growth, and areas that are susceptible to natural hazards and a changing climate must be recognized. Connect SoCal therefore emphasizes options that conserve important farmland, resource areas and habitat corridors, and de-prioritizes growth on lands that are vulnerable to wildfire, flooding and near term sea-level rise.

OUR APPROACH

Connect SoCal addresses regional challenges in several ways. A key, formative step is to develop a Regional Growth Forecast in collaboration with local jurisdictions, which helps SCAG identify opportunities and barriers to development. The plan forecasts the number of people, households and jobs (at the jurisdictional level) expected throughout SCAG's 191 cities and in unincorporated areas by 2045. This forecast helps the region understand in a very general sense where we expect growth and allows us to focus attention on areas experiencing change and increases in transportation needs. For additional details on growth forecast methodology, refer to the Demographics and Growth Forecast Technical Report.

The Regional Growth Forecast is then complemented by a set of strategies to guide integrated land use development decisions and transportation investments to achieve regional goals, called the Connect SoCal Growth Vision. The resulting Forecasted Development Pattern includes strategies to prioritize areas for new development, like near destinations and mobility options, and places enhanced conservation value on resource areas, key farm lands and areas vulnerable to natural hazards. However, Connect SoCal does not dictate or supersede local policies, actions or strategies – applying the Forecasted Development Pattern at the local level is the authority and responsibility of towns, cities and counties. The regional Forecasted Development Pattern identifies areas sufficient to house the region's population, including all economic segments of the population, through 2045. It takes into account

KEY CONNECTIONS

In this chapter, we also describe Connect SoCal's "Key Connections" in yellow highlight boxes. Key Connections augment the Core Vision of the plan to address trends and emerging challenges while "closing the gap" between what can be accomplished through intensification of core planning strategies alone, and what must be done to meet increasingly aggressive greenhouse gas reduction goals. These Key Connections lie at the intersection of land use, transportation and innovation, aiming to coalesce policy discussions and advance promising strategies for leveraging new technologies and partnerships to accelerate progress on regional planning goals. The Key Connections include:



SMART CITIES & JOB CENTERS



HOUSING SUPPORTIVE INFRASTRUCTURE



GO ZONES



ACCELERATED ELECTRIFICATION



SHARED MOBILITY & MOBILITY AS A SERVICE



CORE VISION SUSTAINABLE DEVELOPMENT

Through our continuing efforts to better align transportation investments and land use decisions, we strive to improve mobility and reduce greenhouse gases by bringing housing, jobs and transit closer together.

PROGRESS SINCE 2016

From 2008 to 2016, 71 percent of the region's household growth and 75 percent of the region's job growth occurred in Connect SoCal's priority growth areas. During this same period, only 11 percent of the region's household growth and 5 percent of the job growth occurred on constrained areas like prime farmland, and in areas vulnerable to rising seas.

PLANNING FOR 2045

From 2016 to 2045, 64 percent of new households and 74 percent of new jobs will occur in priority growth areas. During this same period, roughly 10 percent of new households and 9 percent of new jobs will occur in constrained areas.

SCAG's Sustainable Communities Program supports planning in local jurisdictions to advance the regional Growth Vision. In addition, new regional data tools, like the Regional Data Platform, will help local jurisdictions identify areas well suited for infill and redevelopment as well as natural and farm lands to be preserved. Studies and partnerships will also be pursued to establish a Regional Advanced Mitigation Program (RAMP), a strategic habitat and agricultural land conservation-planning program that identifies mitigation solutions for infrastructure projects early in the planning process.

net migration into the region, population growth, household formation and employment growth. Moreover, Connect SoCal identifies areas within the region sufficient to house near-term and long-term growth and support a diverse economy and workforce. For additional details on the Growth Vision and Forecasted Development Pattern, see the Sustainable Communities Strategy Technical Report.

Key investments are coupled with our Forecasted Development Pattern to optimize the regional transportation system and accommodate the increased service and infrastructure demands posed by land-use changes. Connect SoCal's transportation investments are financially constrained to reflect core and reasonably available revenues and are progressively integrated with projected land use patterns and coordinated across transportation modes to advance plan goals.

By integrating the Forecasted Development Pattern with a suite of financially constrained transportation investments, Connect SoCal can reach the regional target of reducing greenhouse gases, or GHGs, from autos and light-duty trucks by 8 percent per capita by 2020, and 19 percent by 2035 (compared to 2005 levels). Moreover, this integration can yield tangible outcomes that make our everyday travel needs easier when compared to a future without the plan — for example, the combined work trips made by carpooling, active transportation, and public transit increases by 3 percent and travel delay reduces by 26 percent per capita.

SUSTAINABLE COMMUNITIES STRATEGY

As part of the state's mandate to reduce per-capita GHG emissions from automobiles and light trucks, Connect SoCal presents strategies and tools that are consistent with local jurisdictions' land use policies and incorporate best practices for achieving the state-mandated reductions in GHG emissions at the regional level through reduced per-capita vehicle miles traveled (VMT).

These strategies identify how the SCAG region can implement Connect SoCal and achieve related GHG reductions. It is important to note that SCAG does not have a direct role in implementing the Sustainable Communities Strategy

—neither through decisions about what type of development goes where, nor what transportation projects are ultimately built. However, SCAG works to support local jurisdictions and partnerships by identifying ways to implement the Sustainable Communities Strategy (SCS) in a way that fits the vision and needs of each local community. Additionally, SCAG serves as a leader as well as a hub to convene stakeholders and to find ways to collaborate on broader regional initiatives. See the Sustainable Communities Strategy Technical Report for more details on GHG reduction and implementation of the SCS.

The following strategies are intended to be supportive of implementing the regional Sustainable Communities Strategy. Several are directly tied to supporting related GHG reductions while others support the broader goals of Connect SoCal:

Focus Growth Near Destinations & Mobility Options

- Emphasize land use patterns that facilitate multimodal access to work, educational and other destinations
- Focus on a regional jobs/housing balance to reduce commute times and distances and expand job opportunities near transit and along center-focused main streets
- Plan for growth near transit investments and support implementation of first/last mile strategies
- Promote the redevelopment of underperforming retail developments and other outmoded nonresidential uses
- Prioritize infill and redevelopment of underutilized land to accommodate new growth, increase amenities and connectivity in existing neighborhoods
- Encourage design and transportation options that reduce the reliance on and number of solo car trips (this could include mixed uses or locating and orienting close to existing destinations)
- Identify ways to “right size” parking requirements and promote alternative parking strategies (e.g. shared parking or smart parking)

Promote Diverse Housing Choices

- Preserve and rehabilitate affordable housing and prevent displacement
- Identify funding opportunities for new workforce and affordable housing development

- Create incentives and reduce regulatory barriers for building context-sensitive accessory dwelling units to increase housing supply
- Provide support to local jurisdictions to streamline and lessen barriers to housing development that supports reduction of greenhouse gas emissions

Leverage Technology Innovations

- Promote low emission technologies such as neighborhood electric vehicles, shared rides hailing, car sharing, bike sharing and scooters by providing supportive and safe infrastructure such as dedicated lanes, charging and parking/drop-off space
- Improve access to services through technology—such as telework and telemedicine as well as other incentives such as a “mobility wallet,” an app-based system for storing transit and other multi-modal payments
- Identify ways to incorporate “micro-power grids” in communities, for example solar energy, hydrogen fuel cell power storage and power generation

Support Implementation of Sustainability Policies

- Pursue funding opportunities to support local sustainable development implementation projects that reduce greenhouse gas emissions
- Support statewide legislation that reduces barriers to new construction and that incentivizes development near transit corridors and stations
- Support local jurisdictions in the establishment of Enhanced Infrastructure Financing Districts (EIFDs), Community Revitalization and Investment Authorities (CRIAs), or other tax increment or value capture tools to finance sustainable infrastructure and development projects, including parks and open space
- Work with local jurisdictions/communities to identify opportunities and assess barriers to implement sustainability strategies
- Enhance partnerships with other planning organizations to promote resources and best practices in the SCAG region
- Continue to support long range planning efforts by local jurisdictions
- Provide educational opportunities to local decisions makers and staff on new tools, best practices and policies related to implementing the Sustainable Communities Strategy

Promote a Green Region

- Support development of local climate adaptation and hazard mitigation plans, as well as project implementation that improves community resiliency to climate change and natural hazards
- Support local policies for renewable energy production, reduction of urban heat islands and carbon sequestration
- Integrate local food production into the regional landscape
- Promote more resource efficient development focused on conservation, recycling and reclamation
- Preserve, enhance and restore regional wildlife connectivity
- Reduce consumption of resource areas, including agricultural land
- Identify ways to improve access to public park space

LAND USE TOOLS

CENTER FOCUSED PLACEMAKING

Creating dynamic, connected built environments that support multimodal mobility, reduced reliance on single-occupancy vehicles, and reduced GHG emissions is critical throughout the region. Center focused placemaking is an approach that supports attractive and functional places for Southern California residents to live, work and play, in urban, suburban and rural settings. Although center focused placemaking can be applied in a wide range of settings, priority must be placed, however, on urban and suburban infill, in existing/planned service areas and, for unincorporated county growth, within the planning boundary known as “Spheres of Influence” (SOI) where applicable and feasible.

Successful centers are typically human-scale, compact and pedestrian-oriented with a variety of housing types and ranges of affordability. For example, transit-oriented development (TOD) in Transit Priority Areas (TPAs) and high quality transit areas (HQTAs) within centers and nodes along corridors can play a pivotal role in supporting compact development that is less reliant on single-occupancy vehicles. Elements of center-focused placemaking can be implemented when transit service is neither existing nor planned. Center-focused placemaking includes smart locations and linkages, neighborhood

patterns and design and green infrastructure and buildings. Some key elements are specified the Sustainable Communities Strategy Technical Report.

PRIORITY GROWTH AREAS

Priority Growth Areas (PGAs) follow the principles of center focused placemaking and are locations where many Connect SoCal strategies can be fully realized. Connect SoCal's PGAs—Job Centers, TPAs, HQTAs, Neighborhood Mobility Areas (NMAs), Livable Corridors and Spheres of Influence (SOIs)—account for only 4 percent of region's total land area, but implementation of SCAG's recommended growth strategies will help these areas accommodate 64 percent of forecasted household growth and 74 percent of forecasted employment growth between 2016 and 2045. This more compact form of regional development, if fully realized, can reduce travel distances, increase mobility options, improve access to workplaces, and conserve the region's resource areas.

Jurisdictions should continue to be sensitive to the possibility of gentrification and employ strategies to mitigate negative community impacts – particularly in PGAs. Although the region will see benefits from infill development, communities are encouraged to actively acknowledge and plan for potential impacts including displacement. Production and preservation of permanent affordable housing to complement infill strategies is essential to achieving equitable outcomes.

Exhibits for priority growth areas and growth constraints, spheres of influence, job centers, transit priority areas, high quality transit areas, and neighborhood mobility areas can be found at the end of this chapter (**EXHIBIT 3.4-3.10**). Following is a description of Connect SoCal's PGAs and their associated strategies.

JOB CENTERS

Job Centers are where regional strategies that support economic prosperity can be deployed in catalytic ways. Job Centers have been identified in all six counties in the SCAG region and represent areas that have a significantly higher employment density than surrounding areas. Employment growth and residential growth are prioritized in existing Job Centers in order to leverage existing density and infrastructure. However, it is recognized that capacity

for infrastructure or services may need to be evaluated before residential or employment population is increased in a given area. By encouraging regional growth and employing transportation strategies in the 70+ Job Centers throughout the region, Connect SoCal seeks to reinforce regional economic prosperity. SCAG's methodology to identify Job Centers is not all-inclusive and additional potential centers can be identified.

Job Centers represent areas with local employment peaks rather than simply places with the most jobs. Identified Job Centers are present in over 60 percent of the region's cities and contain about one-third of Southern California's jobs – but only cover less than 1 percent of the region's land area. These Job Centers range in size from over 250,000 jobs in the region's most urbanized areas, to roughly 1,500 jobs in rural areas – all with employment densities far higher than neighboring areas. When growth is concentrated in Job Centers, the length of vehicle trips for residents can be reduced.

TRANSIT PRIORITY AREAS

Transit Priority Areas (TPAs) are Priority Growth Areas that are within one half mile of existing or planned 'major' transit stops in the region. A 'major' transit stop is defined as a site containing an existing or planned rail or bus rapid 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. TPAs are where TOD can be realized – where people can live, work and play in higher density, compact communities with ready access to a multitude of safe and convenient transportation alternatives.

Focusing regional growth in areas with planned or existing transit stops is key to achieving equity, economic, and environmental goals. Infill within TPAs can reinforce the assets of existing communities, efficiently leveraging existing infrastructure and potentially lessening impacts on natural and working lands. Growth within TPAs supports Connect SoCal's strategies for preserving natural lands and farmlands and alleviates development pressure in sensitive resource areas by promoting compact, focused infill development in established communities with access to high-quality transportation. Although TPAs comprise less than 1 percent of Southern California's land area, around 30 percent of new households are projected to occur within these transit rich areas.

HIGH QUALITY TRANSIT AREAS

High Quality Transit Areas (HQTAs) are corridor-focused Priority Growth Areas within one half mile of an existing or planned fixed guideway transit stop or a bus transit corridor where buses pick up passengers at a frequency of every 15 minutes (or less) during peak commuting hours. Freeway transit corridors with no bus stops on the freeway alignment do not have a directly associated HQTA. Like Transit Priority Areas, HQTAs are places where vibrant TOD can be realized and are a cornerstone of land use planning best practice in the SCAG region.

HQTAs represent under 3 percent of the region's acreage but are projected to be home to over 51 percent of new households between 2016 and 2045. Infrastructure investments that support walkable, compact communities that integrate land use and transportation planning for a better functioning built environment are essential within HQTAs. Active transportation and new developments should be context-sensitive, responding to the existing physical conditions of the surrounding area. Sensitively designed TODs can preserve existing development patterns and neighborhood character while providing a balance of modal and housing choices.

NEIGHBORHOOD MOBILITY AREAS

Neighborhood mobility area (NMAs) focus on creating, improving, restoring and enhancing safe and convenient connections to schools, shopping, services, places of worship, parks, greenways and other destinations. NMAs are Priority Growth Areas with robust residential to non-residential land use connections, high roadway intersection densities and low-to-moderate traffic speeds. NMAs can encourage safer, multimodal, short trips in existing and planned neighborhoods and reduce reliance on single occupancy vehicles. NMAs support the principles of center focused placemaking. Fundamental to neighborhood scale mobility in urban, suburban and rural settings is encouraging "walkability," active transportation and short, shared vehicular trips on a connected network through increased density, mixed land uses, neighborhood design, enhanced destination accessibility and reduced distance to transit.

From 2016 to 2045, nearly 29 percent of new households are projected to be located in NMAs. Although 38 percent of all trips made in the SCAG region are three miles or less, more than 78 percent of these short trips are made

by driving. Improving public health and reducing per-capita VMT, and GHG reductions relies on our region's ability to support safe and convenient short trips at the neighborhood scale—by foot, bicycle, micro-mobility devices and slow speed electric vehicles such as e-bikes, scooters, and neighborhood electric vehicles. Adopting and implementing Complete Streets policies supports safer neighborhood mobility and connected, economically dynamic communities. Targeting future growth in these areas has inherent benefits to Southern California residents – providing access to “walkable” and destination-rich neighborhoods to more people in the future.

LIVABLE CORRIDORS

The Livable Corridor strategy encourages local jurisdictions to plan and zone for increased density at nodes along key corridors, and to “redevelop” single-story under-performing retail with well-designed, higher density housing and employment centers. Growth at strategic nodes along key corridors, many of which are within HQTAs, will make transit a more convenient and viable option. The Livable Corridors strategy is comprised of three components that will encourage context sensitive density, improve retail performance, combat disinvestment, and improve fiscal outcomes for local communities:

- **Transit improvements:** Some corridors have been identified as candidates for on-street, dedicated lane Bus Rapid Transit (BRT) or semi-dedicated “BRT-lite” transit. Other corridors have the potential to support features that improve the user experience and bus performance, including enhanced bus shelters, real-time travel information, off-bus ticketing, all-door boarding and longer distances between stops to increase speeds.
- **Active transportation improvements:** Increased investments in Complete Streets within Livable Corridors and intersecting arterials are essential to support safe bicycling and walking. Investments should include protected lanes to encourage safe bicycling and lower speed mobility, improved pedestrian access and bicycle and micro-mobility parking.
- **Land use policies:** Mixed-use retail centers at key nodes along Livable Corridors are essential, as is increasing neighborhood-oriented retail at intersections, and flexible zoning that allows for the replacement of under-performing auto-oriented retail.

SPHERES OF INFLUENCE

Local Agency Formation Commissions, or LAFCOs, are given the authority to determine SOIs for all local governmental agencies, and each county in the SCAG region has an associated LAFCo. An SOI is a planning boundary outside of a local agency's legal boundary (such as the city limit line) that designates the agency's probable future boundary and service area. The intent of an SOI is to promote the efficient, effective and equitable delivery of local and regional services for existing and future residents and to encourage a collaborative process between agencies. A city will periodically annex parcels in an SOI into the city limits to include new developments or areas with infrastructure needs. Some factors considered in an SOI designation focus on current and future land uses and the need and capacity for services.

Decisions made by LAFCOs in the SCAG region can support the implementation of Connect SoCal goals related to infill development, GHG emissions reductions, and climate change resilience. Connect SoCal encourages future unincorporated county growth be prioritized within existing SOIs to discourage urban sprawl and the premature conversion of agricultural and natural lands, support alignment of policies across jurisdictions, and rehabilitate and utilize existing infrastructure. This strategy promotes growth in an efficient manner that limits sprawl and “leapfrog” development and minimizes costs to taxpayers. As a result, 4 percent of the region's future household growth will be located in SOIs outside of incorporated city boundaries from 2016 to 2045.

GREEN REGION

A sustainable, “green” region requires that the built environment and natural resource areas coexist in a well-balanced land use pattern that encourages mutual co-benefits. The quality and range of conservation, natural and agricultural areas present in the region can be reinforced and enhanced by a range of regional and local tools.

Paired with PGAs, Connect SoCal's conservation strategies consider the economic and ecological benefits of preserving natural areas and farmlands, while also maximizing their potential for GHG reduction. New housing and employment development is emphasized in PGAs such as Job Centers, TPAs, HQTAs and NMAs, and away from natural and farm lands on the edges of urban and suburban areas, to incentivize infill development and the concentration

of varied land uses. This emphasis on concentrated, compact growth makes it easier to travel shorter distances, which reduces per-capita greenhouse gas emissions. In addition, natural areas and farmlands have the capacity to absorb and store atmospheric carbon dioxide, preventing additional contributions of GHG emissions. Finally, natural lands conservation is imperative to protect communities from major hazards caused or exacerbated by climate change, such as wildfires and flooding.

Connect SoCal's land use strategies deemphasize development on agricultural lands in unincorporated counties, and in areas subject to future two-foot sea level rise. To further prioritize natural habitat areas and avoid impacts to the environment, Connect SoCal seeks to avoid growth in wetlands, wildlife corridors, biodiverse areas, wildfire prone areas and floodplains. These strategies were identified with guidance from stakeholders in SCAG's Natural and Farm Lands Conservation Working Group as high priorities for conservation based on climate change vulnerability, water quality impacts, and decline of native species. In acknowledgement of this need for conservation and to address climate change's impacts, local and regional agencies throughout the region have worked to establish and/or implement a diverse set of policies, projects and plans to protect threatened natural areas and farmlands. See the Natural and Farm Lands Conservation Technical Report for successful examples and see the Sustainable Communities Strategy Technical Report for more detail on the use of these as land use strategies.

TRANSFER OF DEVELOPMENT RIGHTS

Transfer of Development Rights (TDR) is a market-based planning tool to support growth in locally identified "receiving districts" in lieu of growth in identified "sending districts." Receiving districts typically exhibit future infrastructure capacity to absorb development impacts, whereas sending districts often contain fragile habitats, productive agricultural lands, or other unique community features that a jurisdiction may seek to preserve. TDR can be an effective tool to achieve regional growth outcomes and conservation objectives by augmenting and leveraging available public funds and programs, providing permanent protections for important resources, and focusing development in areas that already have infrastructure capacity.

URBAN GREENING

Urban Greening is a multi-benefit land use strategy that improves the relationship between the built and natural environment. Greening can support reduction in GHG emissions by sequestering carbon and reduce VMT by making the environment more appealing for people who are bicycling and walking. Benefits within urban, suburban and rural settings include:

- Improved traffic calming and safety
- Increased active transportation
- Cooler street surfaces and communities
- Increased trail and greenway connectivity
- Improved water quality, groundwater recharge and watershed health
- Reduced urban runoff
- Reduced energy consumption and costs
- Expanded urban forest
- Provision of wildlife habitat and increased biodiversity
- Expanded recreation opportunities and beautification

Urban greening improvements are critical components of Complete Streets and offer a sustainable approach to transportation infrastructure implementation. Ultimately, urban greening can be applied at both the project and programmatic scale to achieve broader community benefits, and can help transform the built environment into enjoyable, healthy and connected places.

GREENBELTS & COMMUNITY SEPARATORS

Greenbelts and community separators can serve as contiguous areas between jurisdictions that support projected regional growth, promote land conservation, and avert unchecked urbanization. These areas can include farmland, floodplains, unique habitats, scenic corridors, viewsheds, or other resources considered valuable to communities. Incorporating greenbelts and community separators into planning initiatives can achieve regional benefits, such as reducing VMT, preserving contiguous spaces for active transportation, restoring severed wildlife corridors, preserving agrarian economies, and reducing costs for infrastructure maintenance. The use of TDR can also help identify and prioritize candidate areas for greenbelts and community separators.



KEY CONNECTIONS

HOUSING SUPPORTIVE INFRASTRUCTURE

BUILDING FOUNDATIONS FOR NEW HOUSING

The extraordinary cost of producing housing is a significant barrier to growth throughout Southern California, but also specifically, to achieving the level of infill and transit-oriented development anticipated in Connect SoCal. The Regional Housing Supportive Infrastructure strategy will help make it quicker for local jurisdictions to produce critically-needed housing. The costs of building parking, and sewer/water infrastructure through Development Fees can range from 10% to nearly 25% of construction costs. By implementing tax-increment finance districts, jurisdictions can plan and implement housing supportive infrastructure. With the increase in use of ridesourcing, right-sizing parking strategies, enabled by technology, can reduce the overall cost of housing construction in Connect SoCal's Priority Growth Areas.

PROMISING PRACTICES

Affordable Housing Sustainable Communities Program

Projects across Southern California's cities have successfully competed for funding offered through the Strategic Growth Council for construction of affordable housing and supporting infrastructure in areas that are well served by transit and offer promising opportunities for neighborhood scale mobility.

Metro Joint Development Program

LA Metro collaborates with developers to build affordable, transit-oriented housing on Metro-owned properties.

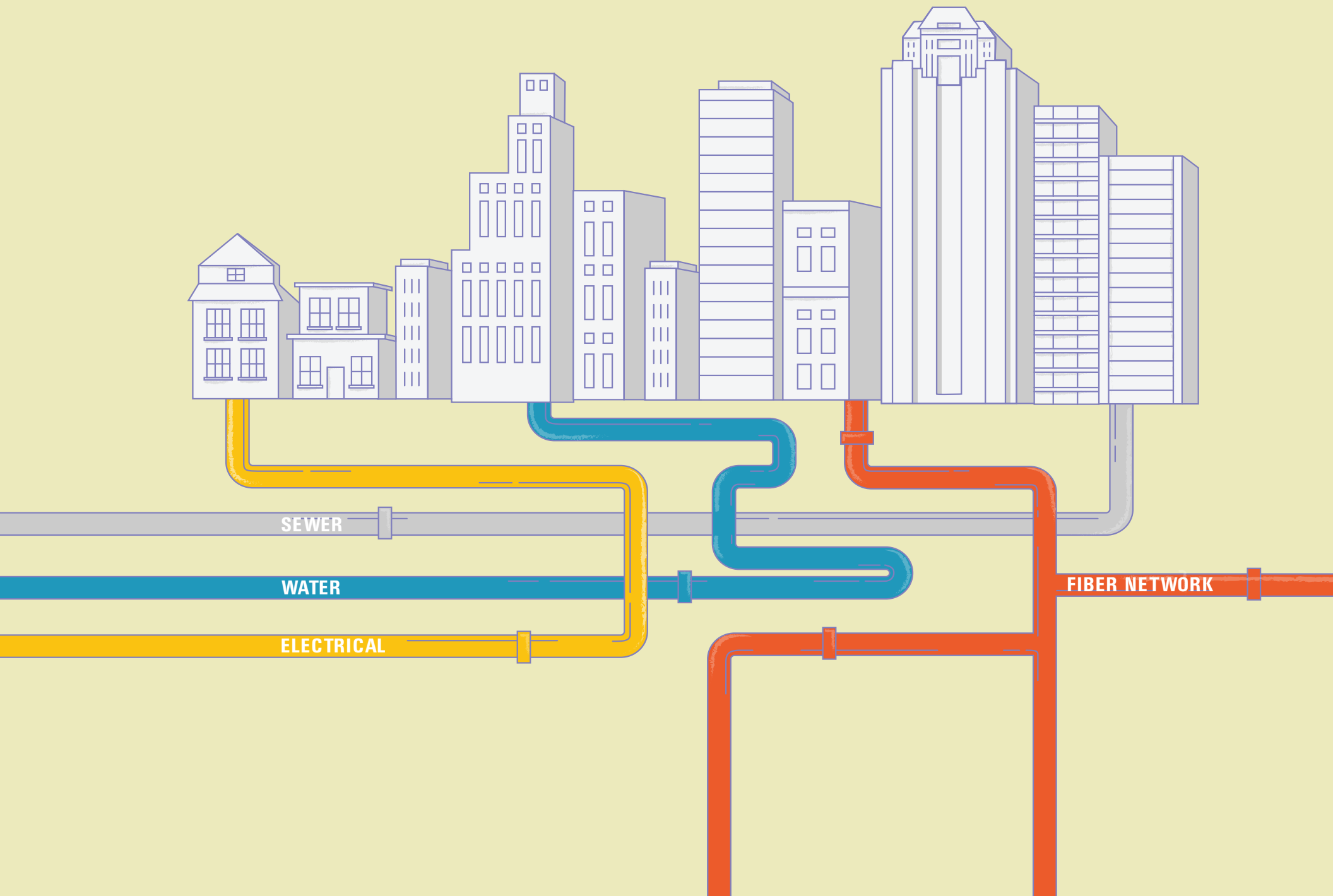
Placentia Enhanced Infrastructure Financing District (EIFD)

Placentia's EIFD will support the neighborhoods surrounding an upcoming Metrolink station by implementing streetscape, sewer and water infrastructure improvements through value capture – paving the way for economic development and reducing the cost of housing construction in this transit oriented locale.

PLANNING FOR 2045

Through legislative and planning efforts, SCAG will advance the vision for accelerated development within transit-oriented communities. Opportunities to be explored and advanced to realize this outcome include:

- **Local Financing Planning Support** – Expand activities to support local agencies in establishing self-help tax-increment financing districts.
- **Parking Requirements Reform** – Support local planning efforts to reduce or eliminate parking requirement to realize potential construction costs savings ranging from \$20,000 for surface parking, \$50,000 for garages and structures, and \$80,000 per space for underground spaces.
- **Local Government Planning Support Grants Program** – Leverage resources allocated to SCAG through AB 101 to support local activities that stimulate development near transit and in priority growth areas.



REGIONAL ADVANCE MITIGATION

To promote the conservation of natural and agricultural lands and restoration of habitats, Connect SoCal includes a new Regional Advance Mitigation Program (RAMP) initiative that will establish or supplement regional conservation and mitigation banks and other approaches to more effectively address impacts for projects that support reduction of per-capita vehicle miles traveled. The initiative will also support long term management and stewardship of mitigated properties.

Transportation, land use and other development projects and programs are often required to reduce their impacts on the environment through mitigation measures. Habitat preservation and restoration is a leading mitigation method, especially for significant transportation projects. Implementing agencies can directly preserve land through acquisitions or they can pay into “mitigation banks” (for wetlands) or “conservation banks” (for listed species) where a qualified land trust, joint powers authority, or governmental agency acquires and manages lands for conservation and restoration. Advance mitigation uses a science-based approach to anticipate and identify mitigation needs for multiple development projects, early in the planning process. By avoiding piecemeal mitigation for individual projects, and by doing so in advance of impacts, this method prioritizes sites with the highest ecological benefits and provide mitigation efficiencies to transportation, land use and other development projects. Advance mitigation can reduce project cost escalations and delays.

Regional advance mitigation planning takes this concept further and establishes inventories of anticipated impacts from transportation projects across the region and an assessment of the region’s sensitive habitats and the conservation actions needed to protect them. As ecological habitats and other conservation elements do not routinely line up with jurisdictional borders, designation of conservation sites can span multiple jurisdictions. In 2017, the California Department of Fish and Wildlife created the Regional Conservation Investment Strategy (RCIS) program to encourage regional approaches for advance mitigation and conservation. The program is a voluntary, non-regulatory conservation assessment and strategy to benefit species and habitats of concern and to provide a more efficient and effective approaches to mitigation and conservation. An RCIS can be used as the basis for advance mitigation and have the benefit of streamlining.

CLIMATE ADAPTATION & MITIGATION

Embedded in Connect SoCal’s growth and conservation strategies is an understanding that climate adaptation and mitigation is critical to supporting an integrated regional development pattern and transportation network. Climate change mitigation means reducing or sequestering GHGs, whereas adaptation is preparing for the known impacts of climate change. The greater the mitigation effort is in the near-term, the less adaptation will be needed in the long-term.

Climate change adaptation planning has become more pressing with each passing year, as the region experiences extreme climate-related events more frequently, such as the destruction of homes and infrastructure, travel congestion, air quality degradation from wildfires, inland flooding, mudslides from torrential rainstorms, coastal flooding from sea level rise, and urban heat island effects from unusually high temperatures. These events have become persistent reminders to local governments, residents, workers and businesses that systematic adaptation and resiliency planning must become a high priority. Since climate stressors also do not follow jurisdictional boundaries, effective management of and adaptation to risks posed by climate change will require cross-jurisdictional coordination and collaboration.

TRANSPORTATION STRATEGIES

The strategies for land use are integrated with transportation strategies to achieve Connect SoCal’s regional goals. Similar to the Growth Vision and Land Use Tools, the transportation strategies build on the Core Vision established during previous planning cycles and are augmented by Key Connection strategies. Progress made in accomplishing the Core Vision and work that lies ahead in realizing Key Connections are highlighted throughout this section. In addition, this section also describes the broader set of transportation strategies being pursued across the region to achieve a coordinated and balanced transportation system, highlighting areas where we’ve made significant progress and opportunities to expand activities to yield an even greater benefit.

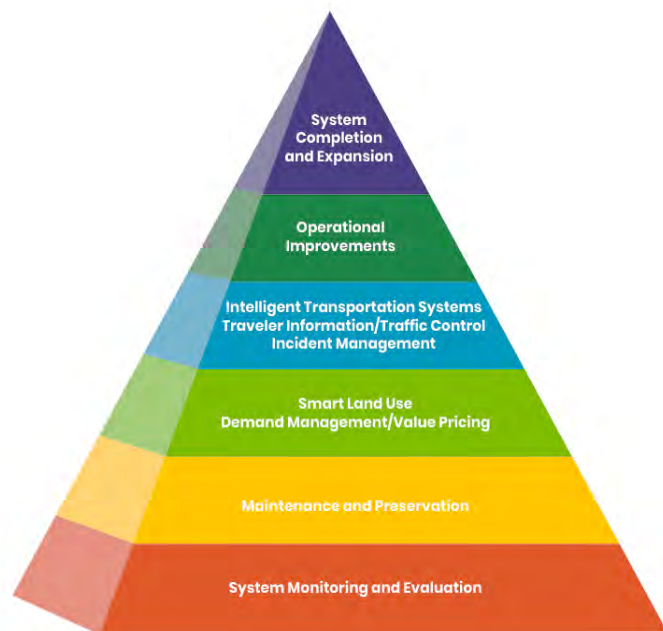
The transportation strategies described in this section are divided into two broad categories: Preserving and Optimizing our current and future system and Capital Improvements by mode for Completing Our System.

In all, Connect SoCal includes \$638.9 billion in transportation system investments through 2045.

PRESERVE & OPTIMIZE OUR CURRENT SYSTEM

Millions of residents rely on our regional transportation system every day. Preserving and maintaining our existing, aging infrastructure assets is fundamental to mitigate growing pressures on the overburdened transportation infrastructure. Consistent with the overarching guiding principles of the System Management Pyramid as depicted in **FIGURE 3.1**, a top priority is to maintain and preserve the transportation infrastructure through a “Fix it First” principle. Funding provided by Senate Bill 1 offers an opportunity to strategically reinvest in the transportation network to realize an improvement in the conditions of the existing system.

FIGURE 3.1 System Management Pyramid



Source: Caltrans

CORE VISION SYSTEM PRESERVATION & RESILIENCE



“Fix it First” has been a guiding principle for prioritizing transportation funding in the RTP for the last decade. The cost of rebuilding roadways is eight times more than preventative maintenance. Preservation of the transportation system can extend the pavement life in a cost effective manner and can also improve safety.

PROGRESS SINCE 2016

Passage of Senate Bill 1 (SB 1) in California in 2017 provides much needed infusion of funding to address these challenges. More specifically, SB 1 is expected to generate over \$52 billion statewide over the next 10 years dedicated primarily to Road Maintenance and Rehabilitation. Most of the new sources that make up SB 1 are indexed to California Consumer Price Index so that the funds keep pace with inflation moving forward. Many roadway improvement/rehabilitation projects, including bridge improvement have been programmed.

PLANNING FOR 2045

Given the magnitude of our need and to enhance resilience in light of climate change, Connect SoCal continues to prioritize funding for system preservation. The plan includes \$68 billion towards preservation, operation and resiliency needs of the state highway system, and \$47.5 billion towards preservation, operation and resiliency needs of the regionally significant local streets and roads.

SCAG will continue to collaborate with federal, state and local partners to monitor the conditions of transportation assets and pursue new research and partnerships to ensure plan resources are deployed to address the region's greatest vulnerabilities.

A key strategy for system preservation is to include preventative maintenance of roadways as part of project costs and work plans. According to Caltrans' Automated Pavement Condition Survey Report, this strategy of prioritizing routine preventative maintenance to address surface damage on the system is significantly cheaper and more effective compared to major rehabilitation or reconstruction of a majorly damaged road. The timeframe to perform preventative maintenance can be days, while construction of a new roadway can take years, causing more increased inconvenience and congestion on the network as residents use alternate routes not built for such demand. Connect SoCal allocates approximately \$68 billion towards state highway over the plan period to ensure a well maintained and resilient system for generations to come.

MANAGE CONGESTION

Connect SoCal also seeks to optimize the existing transportation system to meet increased demand levels through the use of innovative strategies that leverage the existing transportation infrastructure. The following section discusses transportation strategies to help support preservation and optimization of infrastructure. Physical solutions can include reversible lanes and policy solutions can include congestion pricing concept along with other solutions.

CONGESTION MANAGEMENT PROCESS

The Congestion Management Process (CMP) aims to provide effective management of the regional transportation system through monitoring and maintenance, demand reduction, analysis of local land use decisions, operational management strategies and strategic capacity enhancements. Federal regulations require the development, establishment and implementation of a CMP. Consistent with federal requirements, SCAG implements, monitors and evaluates these actions as part of Connect SoCal. These eight actions are as follows:

- Develop Regional Objectives for Congestion Management
- Define CMP Network
- Develop Multimodal Performance
- Collect Data/Monitor System Performance
- Analyze Congestion Problems and Needs

- Identify and Assess Strategies
- Program and Implement Strategies
- Evaluate Strategy Effectiveness

The CMP requires that roadway projects that significantly increase the capacity for single-occupancy Vehicles (SOVs) be addressed through a CMP. It should provide appropriate analysis of reasonable, multimodal travel demand reduction and operational management strategies for the corridor. If alternative strategies are neither practical nor feasible, appropriate management strategies must be considered for roadway capacity improvement projects that would increase SOV capacity. For more details of this process are included in the 2019 FTIP.

CONGESTION PRICING

Consistent with the mobility pyramid, SCAG's planning efforts have focused on integrating pricing strategies to optimize operation, improve travel time reliability and offer travelers greater choices.

In 2013, SCAG conducted the Express Travel Choices Study, which reviewed a variety of congestion pricing options and their potential applicability to the SCAG region based on mobility, economic and equity impacts. Three promising strategies were identified as noted below, two of which were incorporated into the 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS).

1. Develop a network of express lanes, that connects to existing express lanes in order to accommodate growing inter-county travel
2. Establish a mileage-based user fee to generate a funding source for aging infrastructure and construction of other travel options
3. Develop Cordon/Area Pricing which involves charging a variable or fixed fee to drive into or within a highly congested area

A cordon/area pricing strategy required additional analysis to identify the most promising geographic area and system design for initial testing. Accordingly, SCAG has been engaged in detailed analyses of this concept since the 2016 RTP/SCS.

SCAG examined the potential application of cordon/area pricing in Southern California through its Mobility Go Zone and Pricing Feasibility Study. The study

showed that a Westside Go Zone would reduce VMT by 21 percent and vehicle hours traveled (VHT) by 24 percent during peak travel times, saving \$4 million annually in reduced GHG emissions and generating a net average of \$69.2 million annually in revenues, which would go directly toward transportation improvements, pedestrian amenities and economic development.

SCAG also estimated a 22 percent reduction in single-occupancy vehicles entering the area and an increase in transit trips and bike/walk trips by nine and seven percent, respectively during peak periods. SCAG urged the creation of a pilot project to more deeply test the potential of Mobility Go Zones in reducing congestion and improving air quality.

Bolstered by recent decisions in New York City to move forward with implementing a congestion pricing program by 2021, further studies of cordon/area pricing along with other forms of congestion pricing, are being evaluated by major metropolitan areas throughout the country. Los Angeles is no exception with recent announcements by Metro to evaluate congestion pricing and other user fee strategies.

Connect SoCal assumes the implementation of a local road charge program in the form of mileage-based user fees regionally, which can be adjusted by time-of-day at major activity centers. For analysis, SCAG assumes congestion pricing (peak period charges) in parts of Los Angeles, along with increases in parking pricing at major job centers as a part of the regional job centers strategy.

Overall, the implementation of user-fees and pricing strategies can be structured to increase equity and mobility, and preserve the transportation system, while reducing environmental impacts. Additionally, California's and other states' road charge pilots to date have had high levels of participant satisfaction- even on the issue of user privacy, and surveys show that support for such fees has been steadily increasing.

Because mileage-based user fees are directly linked to system usage, they can more easily address the actual cost of driving and direct funding towards repair and maintenance of the system in accordance with usage, regardless of fuel purchases. Using differential pricing, fees can be balanced to compensate for the lost revenue from alternative fuel penetration and increasing fuel efficiency, while still providing incentives that encourage the adoption of cleaner vehicles,

CORE VISION DEMAND & SYSTEM MANAGEMENT



Better managing the existing transportation system through demand management strategies and Intelligent Transportation Systems (ITS) yields significant mobility benefits in a cost-effective manner.

PROGRESS SINCE 2016

The I-210 Integrated Corridor Management Pilot, a first of its kind in Southern California, integrates management and operation of the freeway with nearby arterials and local transit using real-time monitoring of travel conditions, and improved corridor-wide collaboration to re-direct vehicles during congestion causing incidents.

The California Road Charge Pilot Program is a statewide effort to test the functionality, complexity and feasibility of a road charge system for transportation funding. The pilot demonstrated the feasibility for a variety of technologies to facilitate mileage reporting methods and data collection. Coupled with carefully designed incentives, a road charge is a powerful tool for reducing congestion and supporting our sustainability goals.

In 2018, the Metro board signaled a major change in direction for the former I-710 North capacity project by approving an alternative that focuses on TDM/TSM strategies in this corridor.

PLANNING FOR 2045

Connect SoCal increases investment and strengthens policy levers to optimize system performance while realizing greenhouse gas reduction, quickly and efficiently.

New strategies resulting from SCAG's TDM Strategic Plan provide an objectives-driven, performance-based process to identify and promote TDM strategies and programs across the region. SCAG will pursue implementation of these strategies in coordination with regional and local partners.

SCAG will pursue research and planning as autonomous vehicles emerge in the market, transforming system management opportunities.



KEY CONNECTIONS GO ZONES

CLAIMING BACK TIME FROM YOUR COMMUTE

Go Zones are geographic areas where a suite of mobility service options are provided together with incentives to reduce dependency on personal automobiles. This expanded mobility ecosystem can include increased transit, bike share, enhanced active transportation infrastructure and incentives—such as a fee on solo driving during peak traffic periods. Incentives would encourage the use of shared modes or shift less time sensitive trips to off-peak times. Revenues collected from the fee would be used to fund local transportation improvements and support sustainability goals by contributing to reductions in GHG emissions. Go Zones can be designed with policies and discounts that address equity concerns and promote mobility options for commuters of various income levels.

PROMISING PRACTICES

100 Hours

Public engagement campaign to turn traffic hot spots into models of mobility

SCAG Mobility Go Zone & Pricing Feasibility Study

The Mobility Go Zone & Pricing Feasibility Study evaluates congestion pricing and the range of impacts on traffic volumes, transit ridership, air quality and availability of funds for transportation programs.

Evaluating parts of the Cities of Los Angeles and Santa Monica, the study estimates a 21% to 22% decrease in VMT and 24% decrease in VHT within the study area during peak periods. Transit usage and bicycling/walking trips increase by 9% and 7%, respectively. Annual average net revenue of \$69.2 million would be generated to offer additional resources for local reinvestment.

PLANNING FOR 2045

To foster adoption of Go Zones envisioned by Connect SoCal, SCAG will pursue research and partnerships, including:

- **SCAG Mobility Innovations & Incentives Pilot Program** – design and conduct pilot tests to further assess equity impacts and likely changes in travel behavior
- **Joint MPO Road Usage Charge & Incentive Program Pilot Tests** – develop and test a common core road usage charge and incentive pilot
- **Metro Traffic Reduction Study** – SCAG will partner with Metro to analyze and identify a place or places where congestion pricing can be tested along with a package of mobility improvements

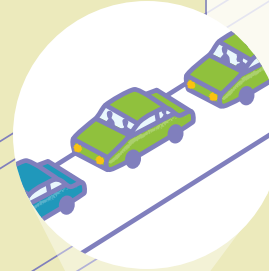
GO ZONE

CARS \$2.00-\$4.00

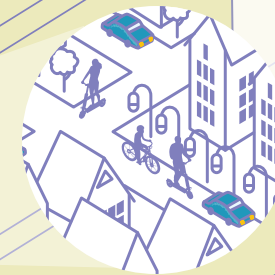
6:00 AM - 9:00 AM

CARPOOLS FREE

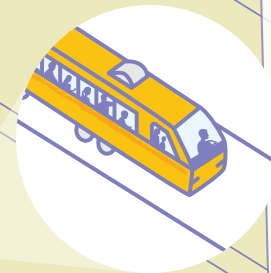
Price incentives, partnerships with car share providers and smartphone apps that facilitate **carpooling** will reduce traffic and GHG emissions.



Providing greater bike and scooter options within the zone will provide alternatives to driving for short distance trips.



Go Zone revenue will be invested in high frequency, high quality transit, providing greater options for commuters in/out of the zone.



and protecting user privacy. Additionally, differential pricing can be structured to encourage the use of more sustainable modes of transportation.

A mileage-based system can also assuage environmental justice concerns inherent in the regressive gas tax. Environmental justice was a focus of the California Road Charge Pilot Program, and 73 percent of participants reported that they thought user fees were fairer than a gas tax. Looking forward, alternative fuel technologies are likely to remain expensive compared to conventional vehicles, and it is likely that low-income residents will be paying a higher proportion of transportation taxes through continued purchase of gasoline. Linking fees more directly with system usage would reduce the burden on disadvantaged residents and could even be structured to enhance overall mobility.

TRANSPORTATION DEMAND MANAGEMENT

Transportation Demand Management (TDM) is a set of strategies that aims to reduce the demand for roadway travel, particularly from SOVs. TDM investments can reduce congestion and shift trips from SOVs to other modes in ways that often cost significantly less than roadway or transit capital expansion projects. TDM strategies add transportation choices that improve sustainability, public health and the quality of life by reducing congestion, air pollution and GHG emissions. When transit ridership, carpooling, bicycling and walking increase, the efficiency of the entire transportation system improves, bringing many benefits to the region. These benefits can justify relatively modest public expenditures on effectively implemented TDM programs. Connect SoCal allocates \$7.3 billion through 2045 to implement TDM strategies throughout the region. There are three primary goals of this program:

- Reduce the number of SOV trips and per capita VMT through ridesharing (which includes carpooling and vanpooling) and providing first/last mile services to and from transit
- Redistribute or eliminate vehicle trips during peak demand periods by supporting telecommuting and alternative work schedules
- Reduce the number of SOV trips through use of other modes such as transit, rail, bicycling, and walking, or other micro-mobility modes

In 2018, SCAG initiated a study to develop a TDM Strategic Plan to identify ways in which SCAG and its regional partners can expand the effectiveness and use of TDM strategies to achieve regional goals. The resulting recommendations

address knowledge sharing, policy and regulation, partnership, and TDM programming and performance measurement, and are included in more detail in the Congestion Management Technical Report and the TDM Strategic Plan.

TRANSPORTATION SYSTEMS MANAGEMENT

Transportation Systems Management (TSM) employs a series of techniques designed to maximize the capacity and efficiency of the existing transportation system. Effective TSM strategies reduce traffic congestion, improve air quality and reduce or eliminate the need to construct new and expensive transportation infrastructure. Many TSM strategies seek to optimize the operation of the existing transportation system through use of Intelligent Transportation Systems (ITS). For example, advanced technologies can anticipate changing traffic conditions and inform drivers about driving conditions on a real-time basis so that drivers can make more informed decisions. SCAG recently updated the Regional ITS Architecture which identifies a significant number of planned ITS projects, including those related to connected vehicle applications, transit signal priority, emergency response, express lanes and goods movement.

Examples of TSM strategies include Corridor System Management Plans (CSMPs) and system management initiatives (e.g., variable speed limits, signal synchronization, ramp metering, etc.), High Occupancy Toll (HOT) lanes, collision avoidance systems, universal transit fare cards and improved data collection.

COMPLETING OUR SYSTEM

Strategies for improving and expanding the many modes of transportation that make up the regional network must be integrated closely with our strategies for how we use land. The success of transit, passenger rail, walking, bicycling and other forms of active transportation, our highways and arterials, the efficient movement of goods and our regional airport system all depend on a close relationship with how our region uses land and how we grow. This is particularly true when it comes to improving and building a transit system that can best serve people in communities throughout our region. It is the first transportation category for which numerous strategies are reviewed.

TRANSIT

The Southern California vision for transportation and transit was developed via a cooperative, comprehensive and continuing process where local agencies work with their county transportation commission and with SCAG to identify a program of projects that will deliver a local vision of increased mobility and accessibility, and support Connect SoCal goals including congestion reduction and sustainability. Transit serves as both a key component of local, regional and state efforts to combat climate change and reduce congestion, and as a critical social service. It is a way of providing mobility for individuals who cannot provide it for themselves, especially those who do not have access to automobiles, are very poor, recent immigrants, and the elderly and disabled. It also can provide an alternative to SOVs and could serve as the backbone of a multimodal transportation system with an integrated trip planning and payment system, as part of the MaaS concept.

Since 1991, the region has spent over \$77 billion on transit (in 2016 dollars). This trend is expected to continue, as the combined costs for transit capital projects and operations and maintenance (O&M) total nearly half of the investments in Connect SoCal. The plan includes significant investment across all transit modes, with \$66.8 billion toward transit capital projects and \$173.9 billion for transit O&M. **TABLE 3.1** displays selected major transit capital projects included in Connect SoCal, while the map in **EXHIBIT 3.1** displays the 2045 plan transit network.

When these planned transit projects are completed, the region will have a greatly expanded urban rail network, including multiple Metro Rail extensions and the first urban rail services in Orange County (OC Streetcar) and San Bernardino County (Redlands Rail/Arrow). New bus rapid transit and rapid bus routes will be implemented across Los Angeles, Orange, Riverside and San Bernardino Counties. Riverside County will extend Metrolink to San Jacinto/Hemet and San Bernardino County will connect via Metrolink to Ontario International Airport.

Other ongoing regional efforts may result in changes to the transit investments in Connect SoCal. SCAG will monitor these efforts and adjust Connect SoCal accordingly through a future amendment, if needed. These efforts include Metro's Twenty-Eight by '28 Initiative, which seeks to complete 28 major projects approved by the Metro Board by the 2028 Summer Olympic and Paralympic

CORE VISION TRANSIT BACKBONE



Expanding the transit network and fostering development in transit-oriented communities is central to the region's plan for meeting mobility and sustainability goals while continuing to grow the regional economy.

PROGRESS SINCE 2016

Major urban rail projects under construction:

- Metro Rail Regional Connector and Crenshaw/LAX lines
- OC Streetcar
- Arrow / Redlands Rail

Metrolink achieved record ridership levels in fiscal year 2018–2019, almost 12 million annual boardings.

Regional agencies have committed to major bus system redesigns including OC Bus 360 and the Metro NextGen Bus Study.

Microtransit pilots and partnerships with Transportation Network Companies are being implemented to provide additional options connecting to fixed route transit and rail.

PLANNING FOR 2045

Connect SoCal builds upon extensive local investment in the transit and rail network by increasing resources for frequent and reliable bus service and closing gaps in the fixed guideway system.

Regional collaboration to implement Metrolink's Southern California Optimized Rail Expansion (SCORE) and complete the Link Union Station (LinkUS) to transform Los Angeles Union Station from a "stub-end" station, to a "run-through" will reduce rail travel times across the system and allow one-seat rides to many more destinations.

SCAG-supported plans and pilot projects to address first-last mile challenges will be essential to improving the transit experience and expanding access to jobs and destinations.

TABLE 3.1 Selected Transit Capital Projects

County	Project
Los Angeles	Airport Metro Connector
Los Angeles	BRT Connector – Orange/Red Line to Gold Line
Los Angeles	Crenshaw/LAX Transit Corridor
Los Angeles	Historic Los Angeles Streetcar
Los Angeles	East San Fernando Valley Transit Corridor
Los Angeles	Gold Line Eastside Extension Phase 2 to South El Monte
Los Angeles	Gold Line Foothill Extension – Azusa to Claremont
Los Angeles	Green Line Extension to Torrance
Los Angeles	LAX Automated People Mover
Los Angeles	North San Fernando Valley Transit Corridor
Los Angeles	Orange Line BRT Improvements
Los Angeles	Purple Line Westside Subway Extension to La Cienega, Century City, Westwood
Los Angeles	Regional Connector
Los Angeles	Sepulveda Pass Transit Corridor (Phase 2)
Los Angeles	Vermont Transit Corridor
Los Angeles	West Santa Ana Branch Transit Corridor
Los Angeles	Green Line Extension to Norwalk/Santa Fe Springs Metrolink Station
Los Angeles	Red Line Extension to Hollywood Burbank Airport
Los Angeles	Slauson Light Rail – Crenshaw/LAX Transit Corridor to Blue Line
Orange	OC Streetcar
Orange	OC Transit Vision
Riverside	Coachella Valley Quick Bus
Riverside	Rapid Commuter Corridor from Perris to San Jacinto
Riverside	RapidLink Service – Riverside, Moreno Valley, Perris
San Bernardino	Redlands Passenger Rail
San Bernardino	West Valley Connector Phase 1
San Bernardino	Gold Line Extension to Montclair
San Bernardino	Passenger Rail Service from San Bernardino Metrolink Line to Ontario Airport

Source: SCAG



Metrolink (2045) Urban Rail (2045) Rapid Bus and Bus Rapid Transit (2045) Bus Routes (2045)

Note: Planned project alignments shown on this map are not intended to represent preferred alternatives where local planning and environmental processes are still ongoing. Maps provided in future updates to Connect SoCal will reflect locally preferred alternatives, once they are formally adopted by the local lead agency.

Source: SCAG, 2019

Games. Additionally, Metro's NextGen Bus Study seeks to redesign the bus network to be more relevant and attractive to the residents of Los Angeles County. Finally, the California Air Resources Board (ARB) Innovative Clean Transit Rule requires that transit agencies convert to Zero Emissions Bus Fleets with bus rollout plans due from larger transit operators in June 2020.

Transit agencies are also piloting improvements using emerging technologies and innovations. Metro is in the process of upgrading its TAP card program regional system and unified payment across multi-modal programs. Metro's TAP system now integrates transit and bike share, with the potential for future integration of Express Lanes and electric vehicle car share, forming the foundation for a regional MaaS system. The system also allows for providing incentives and cross-program discounts. At the state level, the California State Transportation Agency is leading an initiative called the California Integrated Travel Project (Cal-ITP) to facilitate multimodal trip planning and payment to support state goals of increasing transit ridership, reaching environmental targets, lowering costs, creating efficiencies, improving customer experience and promoting equity. Current efforts focus on incentivizing statewide trip planning and fare payment standards and other integrated travel improvements over time. A future phase will involve a multi-agency pilot of integrated travel planning and fare payment.

In the SCAG region, several operators are piloting microtransit services, which typically involve smaller vehicles, flexible routing, on-demand dispatch and public-private partnerships. Research has shown that microtransit services are not very productive, carrying on average three to five passenger trips per vehicle per hour. Microtransit therefore may be best suited to serve lower-demand areas, acting as part of an array of services that include fixed route transit, TNCs, and other shared mobility services. Agencies conducting microtransit pilots in the SCAG region include OCTA (OC Flex), the City of Los Angeles Department of Transportation (LANow), LA Metro (Mobility on Demand pilot with Via), and Anaheim Transit Network (Free Ride Around the Neighborhood). Data and results from these pilot projects will inform future planning for microtransit in the region.

Over the last 10 years, one of the leading new mobility practices has been ridesourcing. This practice marries the taxi model with mobile and GPS applications to provide on-demand point-to-point service. Use of these TNC services, particularly those offered by Uber and Lyft, has grown exponentially

and as the TNC business model evolves, the impacts will be felt across Southern California. One of the ways that transit providers or local jurisdictions are responding to that growth is by partnering with Uber, Lyft, and other companies to provide first/last mile services or replace low performing bus routes. Examples within the SCAG region include Go Monrovia, a partnership between the City of Monrovia and Lyft that provides subsidized rides including discounted rides to/from the Foothill Gold Line station, and a partnership between the City of San Clemente and Lyft in South Orange County in an area where OCTA discontinued two bus routes.

With respect to connected and automated vehicle applications, a new generation of transit navigation aids is emerging. Many private and public sector parties are currently testing automated passenger vehicles and trucks, and the capabilities range from driver assist to fully automated operations. Automated transit systems are still in the research phase and are supported by the FTA's Office of Research, Demonstration and Innovation and a five-year Strategic Transit Automation Research Plan. Automated services may be tested in closed environments such as university and hospital campuses through the horizon of Connect SoCal and may enter into service in open environments before 2045. SCAG's recently updated Regional ITS Architecture identifies planned projects such as connected vehicle applications, integrated corridor management and transit signal priority expansion.

PASSENGER RAIL

The 2020 Connect SoCal vision for passenger rail in the SCAG region consists of four main elements:

Grow Ridership: Although ridership on commuter and intercity rail services has steadily grown over the last two decades, there is still tremendous potential to significantly increase ridership in the region.

Provide More Frequent and New Services: Providing more frequent rail service will attract new riders to passenger rail. Currently, commuter rail service in Southern California is much less frequent than commuter rail services elsewhere in the nation. There are also several unserved passenger rail markets that would greatly benefit from the establishment of new rail service.

Improve Connectivity: While progress has been made in connecting passenger rail services to other existing transit in our region, more needs to be done to coordinate schedules and connections. Also, more progress must be made in first/last mile connections to rail stations, and station area planning and transit oriented development.

Secure Funding: New funding opportunities have been created since the 2016 Connect SoCal, such as the first dedicated source for rail operations at the state level. However, passenger rail funding in the region is still incremental in nature and to grow ridership via increased service levels, more long-term state and federal financing needs to be identified.

Several strategies in Connect SoCal are designed to increase rail ridership in our region by making rail travel more attractive as an alternative to commuting alone by car. These strategies address three distinct rail markets and the carriers can serve multiple travel markets:

- Metrolink – Commuter Rail
- Amtrak – Intercity Rail
- California High-Speed Rail and Southern California to Las Vegas – Interregional Rail

First, the Metrolink Southern California Optimized Rail Expansion (SCORE) program expands the capacity of the commuter rail system to ensure more regular and frequent service throughout the entire day. Capital investments for SCORE include construction of:

- Construction of additional tracks (e.g., sidings, double track, triple track and quadruple track segments)
- Improved signaling
- Expanded and lower emissions fleets
- Upgraded and enlarged maintenance facilities
- Grade crossing treatments and separations
- Fencing and safety features
- Features to support readiness for quiet zones
- Required asset rehabilitation to sustain capacity

SCORE includes the Link Union Station (Link US) project, which will transform the region's largest multi-modal transportation hub at Los Angeles Union Station by extending rail tracks over the US-101 freeway. With Link US,

SCORE will greatly improve regional rail by providing through service at Union Station, reducing rail travel times in our region and allowing “one-seat ride” opportunities to many more destinations.

Second, the Los Angeles-San Diego-San Luis Obispo (LOSSAN) Rail Corridor Strategic Implementation Plan lays out a long-range vision for customer and capital improvements that increase the speed and quality of service. The latest LOSSAN Rail Corridor Agency Business Plan (FY 2018–19 to FY 2019–20) highlights several significant strategies for improvement such as train monitoring, train and connecting bus schedule adjustments, improved connectivity with local transit services, equipment and crew utilization, response to service disruptions and service planning. The LOSSAN plan calls for improvements along the corridor to provide more service, including 13 daily round trips between Los Angeles and San Diego, six round trips between Goleta and Los Angeles and three round trips between San Luis Obispo and Los Angeles.

Third, voters approved in 2008 the Proposition 1A bond measure providing \$9.95 billion for the California High-Speed Rail project. Phase 1 will connect San Francisco to Los Angeles and Anaheim at speeds of up to 220 miles per hour, completing the trip within two hours and forty minutes. Segments in the SCAG region connect the Central Valley to Palmdale, Hollywood Burbank Airport, Los Angeles Union Station, and Anaheim. As described in the 2018 Business Plan and 2020 Draft Business Plan, Phase 1 will begin service in 2033.

In 2012, the Regional Council entered into a memorandum of understanding (MOU) with the California High-Speed Rail Authority (CHSRA), Metrolink, San Diego Association of Governments (SANDAG), Metro, Riverside County Transportation Commission (RCTC), and the City of Anaheim to include Phase 1 in the 2012 RTP/SCS and commit \$500 million in Prop. 1A funds to early investments in Southern California's existing passenger rail system. The funding agreement for the Rosecrans/Marquardt grade separation project to receive \$76.7 million in Prop. 1A funds was executed in 2018. In September 2019, the CHSRA, Metro and the California State Transportation Agency (CalSTA) executed an MOU which established a commitment for these agencies to work together cooperatively to execute a full funding agreement for the remaining \$423.3 million for the LINK US project.

Finally, the Southern California to Las Vegas high-speed rail project was environmentally cleared under XpressWest and the Federal Railroad Administration (FRA) issued a record of decision on July 8, 2011. XpressWest is now in the process of planning, constructing and operating this service, which is expected to be privately financed.

ACTIVE TRANSPORTATION

With its temperate climate and wide array of stunning natural and built environments, the SCAG region holds great potential for active transportation initiatives. Walking (inclusive of people using personal mobility devices) and bicycling are accessible forms of transportation for people of all ages, abilities and socioeconomic backgrounds. Communities that are built to support walking and bicycling trips tend to be healthier and are safer for people using all modes of transportation. Likewise, the implementation of infrastructure and development of plans and programs increases the number of people walking and bicycling and decreases the number of people driving. This will improve health outcomes and reduce GHG emissions in the region.

Connect SoCal is expected to increase the number of daily active transportation trips by more than two million, increasing the mode share from 7.8 percent in 2016 to 10 percent by 2045. In order to achieve these outcomes, planned future investments are nearly doubled from \$12.9 billion in the 2016 RTP/SCS to \$22.5 billion in Connect SoCal. The active transportation investments in Connect SoCal are allocated across a range of active transportation strategies that address planning, policy making and implementation for both short and regional trips. Additionally, they are designed to improve environmental justice outcomes and enhance the safety and comfort of people walking and bicycling.

Since the adoption of the 2016 RTP/SCS planning efforts throughout the region have expanded significantly. Nearly 80 percent of the cities in the SCAG region now have completed some sort of active transportation plan, bringing the regional total to more than 300 pedestrian, bicycle and safe routes to schools plans. This is a 40 percent increase from 2016. Likewise, every county in the SCAG region now has a county-wide pedestrian, bicycle and/or active transportation plan (ATP) or is in the process of completing one. Some of these include the Imperial County Active Transportation Plan (2019) and Pedestrian Master Plan currently in progress, the Los Angeles County Active Transportation Strategic Plan (2016), Orange County's OC Active (2018), the Western Riverside

Council of Governments Active Transportation Plan, the San Bernardino Non-Motorized Transportation Plan (2018) and the Ventura County Regional Bikeway Wayfinding Plan (2017). Through Connect SoCal, SCAG's Sustainable Communities Program and other statewide funding sources, additional planning funding will be available to continue this progress and to plan for more active communities across the region.

In addition to development of a robust set of plans, the region has seen significant positive changes to our built environment as active transportation projects have been implemented. Almost 500 bikeway miles have been built in the region since the 2016 RTP/SCS. These efforts are dispersed across the region, with a focus on projects that improve active transportation mode share and safety for disadvantaged communities. SCAG has worked closely with impacted communities and partnered with community-based organizations to ensure that plans and projects are designed to best address the issues that people walking and bicycling in each community face. Some noteworthy active transportation projects initiated or implemented since 2016 include:

Coachella Valley Link: A multi-use trail in the Coachella Valley which is expected to facilitate more than 3 million active transportation trips per year by 2035.

El Centro 8th Street ATP Project: The El Centro 8th Street ATP-funded project is significant in part due to the positive impact of a Go Human demonstration project. The partnership allowed the City to showcase potential improvements and solicit community feedback and support, which helped see the project to implementation.

Venice Boulevard Great Streets: Mar Vista's Venice Boulevard Great Streets project enhanced pedestrian and bicycle safety, and promoted place-making through community art installations. The one-year evaluation report highlights how infrastructure investments, such as new signalized crossing locations and protected bike lanes, resulted in an 11 percent increase of active transportation users, a 75 percent reduction of collisions at its busiest intersection and a decrease in bicyclist injuries, all while supporting the same traffic volumes and promoting a vibrant downtown core.

Connect SoCal includes a wide variety of infrastructure projects that will support short and regional active transportation trips. These strategies will

reduce automobile vehicle miles traveled by increasing the number of trips accomplished by walking, bicycling and the use of micro-mobility devices. These strategies include building physical infrastructure such as local and regional bikeways, sidewalk and safe routes to schools pedestrian improvements, regional greenways and first-last mile connections to transit. In addition to reducing vehicle miles traveled, these strategies will improve air quality and public health by reducing emissions and increasing levels of physical activity. Finally, they will have a positive economic impact on the region by reducing transportation and healthcare costs.

Since the 2016 RTP/SCS there has been a significant change in technology and the way that it influences travel behavior. The growth in popularity of micro-mobility in the past few years necessitated the inclusion of strategies in Connect SoCal to address shared mobility infrastructure and regulation frameworks to ensure that new technologies can be used safely and responsibly. These strategies range from incentives for the purchase of e-bikes, to the distribution of private micro-mobility devices that help ensure access for low-income communities. While it is expected that many of these devices will be provided through the private sector, they will still use public streets and will likely increase demand for separated facilities that are safe for all ages and abilities. Local jurisdictions will likely be tasked with the regulation of these devices and will need to manage the locations where they will be stored and where they can be ridden.

New technology also has the potential to provide local partners with more and better travel behavior data. SCAG and member jurisdictions should support the procurement and development of new data sources for active transportation. This will include the collection of pedestrian, bicycle and micro-mobility volume data, as well as the integration of large data sets. Local cities, county agencies, public health departments and other stakeholders will all benefit from better data sets that provide information on traffic stress, accurate collision rates and information on the types of people using these modes. In addition, zoning codes and general plan elements should be updated when appropriate to support short trips and end-of-trip facilities such as bicycle parking.

Recent developments regarding micro-mobility and personal e-bikes and scooters have shown that new shared mobility benefits from the same programmatic and infrastructure improvements as traditional active transportation. Complete streets, which are planned, designed, operated and

CORE VISION COMPLETE STREETS



Creating “complete streets” that are safe and inviting to all roadway users is critical to increasing mobility choices, reducing traffic fatalities and serious injuries and meeting greenhouse gas reduction targets.

PROGRESS SINCE 2016

In December 2018, the City of Santa Ana opened its first protected bikeway, or cycletrack. The project, funded by OC Go (Orange County Measure M), features a 6-foot wide bikeway protected from vehicle traffic by a landscaped median. About 55 percent of the surrounding community doesn’t have access to a car. Santa Ana has been awarded about \$45 million in grant funding for projects like this one that improve safety for people walking and biking.

In the City of Los Angeles, the Mobility Plan 2035 advances the complete streets concept beyond a single project by prioritizing multi-modal networks including a Bicycle Enhanced Network, Transit Enhanced Network, Vehicle Enhanced Network and Pedestrian Enhanced Districts.

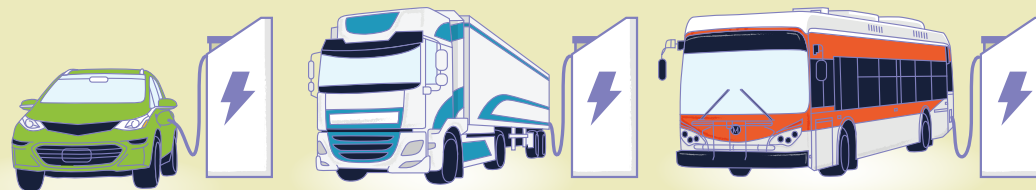
PLANNING FOR 2045

Connect SoCal invests in local streets and arterials and anticipates continued success in securing grant funds for regionally significant projects through programs like the California Active Transportation Program (ATP).

By expanding complete streets concepts to accommodate and optimize new technologies and micro-mobility devices, first-last mile connections to transit and curbside management strategies, the region will achieve even greater mode shift and reductions in VMT. SCAG champions Complete Streets policy implementation throughout the region with the Go Human campaign and a range of planning resources, including the Regional High Injury Network. Specific strategies and actions related to Complete Streets are detailed in the Active Transportation Technical Report.



KEY CONNECTIONS ACCELERATED ELECTRIFICATION



CLEAN VEHICLES, CLEANER AIR

The Accelerated Electrification strategy offers a holistic and coordinated approach to de-carbonizing or electrifying passenger vehicles, transit and goods movement vehicles. Through greater coordination and deeper collaboration, this strategy aims to go beyond benefits achieved through state mandates alone. In the light-duty sector, Connect SoCal plans for greater incentives to increase sales of electric vehicles and strategies to increase the availability of charging infrastructure. Electric vehicles (EVs) currently make up only seven percent of new car sales, but the growth is healthy: In 2013 EVs made up just 2.4 percent of all new car sales statewide. For transit, in 2018 the California Air Resources Board voted to mandate purchases of electric buses. We can facilitate that process by working with transit agencies to ensure adequate charging stations and electricity rates. In the goods movement sector, the goal is to achieve a zero-emissions system, fostering early adoption of near-zero-emissions technologies.

PROMISING PRACTICES

LACI- Los Angeles Cleantech Incubator

Public private partnership among local, regional, and state stakeholders to accelerate transportation electrification and zero emissions goods movement in SCAG region.

SCAG PEV Atlas & Clean Cities Coalition Outreach

Five Department of Energy certified coalitions advance alternative fuels and fuel technologies in the region by building partnerships, creating tools and disseminating resources from the National Laboratories. Successful coalition initiatives across the region include SCAG's Plug-in Electric Vehicle Atlas, the AltCar Expo, and the deployment of thousands of municipal alternative fuel vehicles.

Regional Transit Agency Electric Buses

Sunline Transit, Foothill Transit pioneered the purchase of hydrogen and battery electric busses

PLANNING FOR 2045

Connect SoCal aims to align and catalyze investments to decarbonize the transportation system. Opportunities to be explored and advanced through studies and regional planning include:

- **Regional EV Charging Station & Vehicle Rebate Programs**
Provides financial incentives for local communities to install charging stations & for individuals to purchase EVs
- **EV Charging Station Streamlining**
Working with member agencies to streamline the process of permitting and installing new charging stations.
- **Innovative Clean Transit Rule**
Facilitating the transition of transit fleets in the region to 100 percent electric vehicles.

maintained for safe, convenient, and comfortable travel and access for users of all ages and abilities, will support people who are walking, bicycling, and using micro-mobility devices. A variety of engagement strategies will need to be implemented alongside infrastructure components to support active transportation, in whatever form it takes. This engagement can take the form of Safe Routes to School programs designed to encourage students to walk and bicycle to school, SCAG's Go Human advertising campaigns to encourage the public to walk and bicycle more, or the demonstration of possible new infrastructure to get communities excited about changing their streets.

TRANSPORTATION SAFETY

Connect SoCal prioritizes the safety and mobility of the region's residents, including drivers and passengers, transit riders, pedestrians, and bicyclists. To adhere to MAP-21/FAST Act performance measures requirement, SCAG adopted its annual regional safety targets in February 2020. For the year 2020, SCAG is aiming to reduce fatalities by a minimum of 3.03 percent and serious injuries by a minimum of 1.5 percent. To enhance safety in the region, SCAG anticipates providing cities with resources to develop safety plans and help achieve the safety targets.

SCAG's safety strategies are largely grounded in the State's Strategic Highway Safety Plan (SHSP), which helps member agencies interested in pursuing safety initiatives and strategies at the local level. SCAG outlines detailed strategies and actions that local jurisdictions and county transportation commissions can undertake to enhance safety in our region in the Transportation Safety and Security Report. The strategies are supportive of the Strategic Highway Safety Plan and include:

1. Reduce Aggressive Driving and Speeding
2. Improve Safety for Aging Populations:
3. Improve Bicyclist Safety
4. Improve Commercial Vehicles Safety
5. Ensure Drivers are Licensed
6. Improve Emergency Response Services
7. Leverage Emerging Technologies
8. Reduce Impaired Driving Fatalities
9. Reduce Distracted Driving

10. Improve Safety at Intersections
11. Reduce the Occurrence of Lane Departure Fatalities
12. Improve Motorcycle Safety
13. Improve Occupant Protection by Increased Use of Seat Belts and Child Safety Seats
14. Improve Pedestrian Safety
15. Improve Work Zone Safety
16. Improve Safety for Young Drivers

To achieve regional safety targets SCAG will:

- Develop and maintain a High Injury Network (HIN) mapping tool to support planning efforts related to transportation safety by our local partners
- Work with local jurisdictions to provide active transportation safety education opportunities through its Go Human campaign
- Continue to represent Southern California on the California SHSP Steering Committee, the California Walk Bike Technical Advisory Committee, the Active Transportation Program Technical Advisory Committee and active transportation emphasis areas
- Support regional safety efforts including the development of Vision Zero policies and plans
- Support bicycle and pedestrian safety as part of SCAG's Sustainable Communities Program
- Analyze shared use of sidewalks between different modes (bicyclists, pedestrian's e-scooters) and the impacts on personal safety (e.g. dockless devices blocking foot traffic or other conflicts when riding near pedestrians)
- Advocate for funding strategies that reflect unique local needs

HIGHWAY & ARTERIAL NETWORK

Southern California's highway and arterial system functions as the backbone of the larger transportation network. Most trips in our region are still made on our highways and arterials. The network provides access to employment, health, social and educational services among others. Yet, expansion of our highways

and arterials has slowed down over the past decade. Building new roads is no longer accepted as the only solution to our congestion challenges, partly due to lack of funding and challenging environmental and community concerns. However, given that critical gaps and congestion choke points still exist in the system, improvements beyond those that are operational in nature still need to be considered. Connect SoCal includes capital improvements that will address the choke points and gaps in the system, to ensure the system is operating optimally and provides adequate and equitable access to opportunities.

SCAG works with partner implementing agencies to prioritize projects that preserve and optimize the existing highway and arterial network. A sample of major committed projects included in Connect SoCal are highlighted in **EXHIBIT 3.2** and **TABLE 3.2**. Projects include interchange improvements, auxiliary lanes, general purpose lanes, carpool lanes, toll lanes and Express/HOT lanes. The complete list of projects can be found in the Project List Technical Report. In addition to the financially constrained list (projects for which funds are identified in the plan) of projects, the Project List Technical Report also contains an unconstrained list of projects, also known as strategic projects, for illustrative purpose. Strategic projects are those projects that the region believes merits future consideration for inclusion in the financially constrained plan as the funding becomes available and the consensus for the projects are further developed through future studies.

Our region boasts one of the most comprehensive High Occupancy Vehicle (HOV) Lane systems in the nation. However, there are still gaps in the system that we must continue to close. As part of Connect SoCal, strategic HOV gap closures, direct highway-to-highway HOV connectors, and HOV direct access ramps need to be built to complete the system.

Our region's arterials and local road system accounts for more than 80 percent of the total road network and they carry a majority of overall traffic. A number of arterials run parallel to major highways and can provide alternatives to them. Beyond motor vehicles, our arterials serve transit and active transportation. As part of Complete Streets initiatives, improvements such as bicycle lanes, sidewalks, lighting, landscaping, and ADA compliant measures are shifting focus on arterials towards considering multiple users – while also providing a greater sense of place.

The Highway and Arterial improvements in Connect SoCal are guided by the following framework and guiding principles:

- Protect and preserve what we have first, supporting 'Fix it First' principle, including the consideration of life cycle costs beyond construction
- Support continued system preservation funding and augment as necessary
- Focus on achieving maximum productivity through strategic investments in system management and demand management
- Focus on adding capacity primarily (but not exclusively) to:
 - Close gaps in the system
 - Improve access where needed
- Support policies and system improvements that will encourage the seamless operation of our roadway network from a user perspective
- Consider safety in all roadway improvement projects
- Assure that any new roadway capacity project is developed with consideration and incorporation of congestion management strategies, including demand management measures, operational improvements, transit and ITS.
- Focus on addressing non-recurring congestion with new technology
- Implement Complete Streets consistent with California's Complete Streets Act

REGIONAL EXPRESS LANE NETWORK

Consistent with the system management pyramid, the regional express lane network integrates congestion pricing to optimize existing capacity on freeways and offer users greater travel time reliability and choices. Express lanes when appropriately priced to reflect demand can outperform non-priced lanes in terms of throughput, especially during congested periods. Express lanes operate on the principle of congestion pricing – when more vehicles are using those lanes, the price increases accordingly to manage congestion in the lanes. Express lanes and toll roads generate revenues that fund construction and operation of the facilities, and can relieve air pollution and GHG emissions associated with congestion.

EXHIBIT 3.2 Sample Major Highway Projects



-  Planned HOV Connectors
  Planned Mixed Flow Lanes
  Planned Freight Corridor
-  Planned HOT Direct Connector
  Planned HOV Lanes
-  Planned HOV-to-HOT Direct Connector Conversion
  Planned Express Lanes

Source: SCAG, 2019

TABLE 3.2 Sample Highway Projects

	County	Route	Description	Completion Year	Project Cost (\$1,000's)
MIXED-FLOW LANES	Imperial	SR-111	Widen and improve to six-lane freeway with interchanges at Heber, McCabe, and Jasper and overpass at Chick Rd.	2030	\$999,136
	Los Angeles	SR-57/SR-60	Route 57/60 Confluence Chokepoint Relief Program.	2026	\$300,000
	Los Angeles	I-710	Add one mixed-flow lane in each direction between Shoreline Dr and SR-91 and between I-105 and SR-60, plus add 2 truck lanes between Willow St and Del Amo Blvd.	2035	\$5,941,000
	Orange	SR-55	Add one mixed-flow lane in each direction and fix chokepoints from I-405 to I-5 and add one auxiliary lane in each direction between select on/off ramps and operational improvements through project limits.	2025	\$410,907
	Orange	SR-91	Add eastbound mixed-flow lane from SR-57 to SR-55, add one westbound mixed-flow lane from Kraemer to State College, improve interchanges and merging from Lakeview to Raymond, and auxiliary lanes in certain segments.	2030	\$456,190
	Orange	I-405	Add one mixed-flow lane in each direction from I-5 to SR-55 and southbound auxiliary lane from SR-133 to Irvine Center Drive.	2034	\$323,600
	Orange	I-405	Add one mixed-flow lane in each direction, convert existing HOV lane to HOT lane, add one additional HOT lane in each direction from SR-73 to I-605.	2026	\$1,900,000
	Ventura	SR-118	Add one lane each direction from RT-23 to Tapo Canyon Rd.	2031	\$216,463

TABLE 3.2 Sample Highway Projects – Continued

	County	Route	Description	Completion Year	Project Cost (\$1,000's)
EXPRESS LANES	Los Angeles	I-405	Add I-405 Express Lanes from I-105 to I-110.	2028	\$71,560
	Los Angeles	I-405	Add I-405 Express Lanes from I-110 to LA/Orange County Line.	2028	\$110,390
	Los Angeles	I-105	Add I-105 Express Lane from I-405 to Studebaker.	2027	\$520,900
	Los Angeles	I-405	Sepulveda Pass (Ph 1) ExpressLanes.	2027	\$260,000
	Los Angeles	I-10	Add I-10 Express Lanes from I-605 to LA/San Bernardino County Line.	2028	\$196,840
	Los Angeles	I-405	Add I-405 Express Lanes from I-10 to I-105.	2028	\$70,880
	Los Angeles	I-605	I-605 Express Lanes from I-105 to Orange County Line.	2031	\$100,850
	RIVERSIDE	I-15	Add two Express Lanes in each direction from Cajalco Rd to SR-74.	2027	\$544,000
	San Bernardino	I-15	Add two Express Lanes in each direction from I-215 to US-395	2040	\$687,994
	San Bernardino	I-15	Add one Express Lane in each direction from US-395 to High Desert Corridor (Segment 5)	2045	\$194,662
	San Bernardino	I-10	Implement 2 Express Lanes from I-10/I-15 interchange to California St. and 1 Express Lane from California St. to Ford St.	2024	\$1,214,607
	Los Angeles	SR-71	Add one HOV lane and one mixed-flow lane from Rt-10 to SB County Line.	2028	\$326,392
	Riverside	I-15	Add one HOV lane in each direction from SR-74 to I-15/I-215 interchange.	2039	\$375,664
	San Bernardino	I-215	Add one HOV lane in each direction from SR-210 to I-15.	2035	\$249,151
	Ventura	US-101	Add one HOV lane in each direction from LA/VEN County Line to SR-33.	2040	\$700,000

The regional express lane network included in Connect SoCal builds on the successful implementation of the I-10 and I-110 Express Lanes in Los Angeles County and the recent extension of the SR-91 Express Lanes between Orange and Riverside Counties. Additional efforts underway include planned express lanes on the I-105 in Los Angeles County, the I-15 in Riverside County, the I-15 and the I-10 in San Bernardino County and the I-405 in Orange County and Los Angeles County. **EXHIBIT 3.3** displays the segments in the proposed regional express lane network.

GOODS MOVEMENT

Global supply chains are interconnected, and changes in one area have subsequent and far-reaching ripple effects on transportation networks. This is especially true in the SCAG region, which serves as the premier trade gateway for the U.S.

Since the 2016 RTP/SCS, several new paradigms have emerged that are reshaping the way the region addresses goods movement issues. E-commerce has been a core driver affecting all aspects of regional goods movement by facilitating increased cargo volumes, fostering both the development and turnover of industrial establishments, changing consumer habits, causing shifts in labor forces, and paving the way for new technologies in logistics. The region is also positioning itself to address the challenges that will be brought by new technologies like automation and its corollary impacts on the regional goods movement workforce. Balancing traditional goods movement concerns and opportunities with emerging challenges, SCAG has developed key strategies to realize a regional vision that maintains regional economic competitiveness, promotes job creation and retention, increases freight mobility and safety, and mitigates environmental impacts. Specific details of goods movement challenges and strategies can be found in the Goods Movement Technical Report.

Infrastructure Investments to Improve Freight Mobility

Capturing the benefits that accompany goods movement means ensuring that regional businesses have access to and increased mobility on key goods movement corridors and networks. Improving efficiency on the transportation system will help contain the rising costs of goods and services that may be passed on to consumers. Connect SoCal identifies a significant number of infrastructure investments to assure that the region continues to be the leading

trade gateway in the U.S. It does this by supporting physical improvements in the marine terminals, highways, intermodal terminals, railroad mainlines, access routes, airports and international land border crossings that make up the goods movement network.

Last-Mile Freight

Last-mile delivery represents the final leg for goods to reach customers. These deliveries happen in complex environments, including high-density regional locations, involve sophisticated interactions among physical infrastructure and often compete for limited public space with other modes. Ensuring that freight is properly included in policy considerations and street design necessitates tailored and nuanced strategies involving multidisciplinary approaches as identified in Connect SoCal.

Workforce Development

Changing supply chains, automation and new technologies, and increasingly competitive wages from other sectors, will place growing pressure on goods movement related businesses to find qualified workers without raising costs and ensure the availability of jobs that have traditionally provided well-paying jobs to lower-skilled workers. Connect SoCal supports regional programs that raise awareness of the issue, reposition the image of goods movement jobs to accurately reflect career mobility for goods movement jobs, promote increased participation by younger workers and improve access for workers.

Truck Bottleneck Relief Strategy

In 2016, California had the third-highest cost of truck congestion behind Texas and Florida at nearly \$5.1 billion and five of the top 100 truck bottlenecks in the nation. With driver wages and fuel costs representing more than 50 percent of total motor carrier costs, truck congestion has major impacts on the bottom line of the trucking industry. Truck bottlenecks are also emission “hot spots” that generally have significantly degraded localized air quality because of increased idling. Connect SoCal identifies 48 truck bottlenecks in the region and allocates an estimated \$5 billion toward strategies that relieve them, such as:

- Ramp metering
- Extending merging lanes
- Improving ramps and interchanges
- Adding auxiliary lanes

EXHIBIT 3.3 Planned Regional Express Lane Network



- Existing Express Lanes
- Existing Toll Roads
- Planned Express Lane Network
- Planned Dual-Lane Segments
- Existing Express Lane Direct Connector
- Planned Express Lane Direct Connector
- Planned HOV-to-Express Lane Direct Connector Conversion



CORE VISION GOODS MOVEMENT

The efficient movement of goods is critical to a strong economy and improves quality of life in the SCAG region by providing jobs and access to markets through trade. However, increased volumes of goods moving across the transportation system contribute to greater congestion, safety concerns and harmful emissions. It is critical to integrate land use decisions and technological advancements to minimize environmental and health impacts while fostering continued growth in trade and commerce.

PROGRESS SINCE 2016

Adoption of the Clean Air Action Plan Update in 2017. Since inception in 2006, the Ports have reduced air pollution from harbor trucks alone by more than 90 percent.

Selection of a Locally Preferred Alternative for the I-710 South Recirculated Draft EIR/Supplemental Draft EIS.

Twenty-five regional grade separations have been completed and opened to traffic, reducing delays and emissions from idling vehicles, and addressing noise and safety concerns.

Near completion of the Gerald Desmond Bridge (completion 2020).

Expansion of the international POE in Calexico.

PLANNING FOR 2045

Connect SoCal includes expanded railyards, additional mainline railroad tracks, grade separations, improved port terminals and truck bottleneck relief projects, including dedicated truck lanes.

Connect SoCal addresses drivers of change such as e-commerce, new technologies, shifts in trade policies, last-mile delivery and the move to a near-zero and zero-emissions system.

Industrial Warehouse & Distribution Centers

Southern California is home to the largest industrial warehouse cluster in the nation, with well over 1.2 billion square feet of industrial space. SCAG will continue efforts to provide the most updated data on industrial warehouse building square footage and conduct further analyses to better reflect changes in industrial land uses, truck industry service types, and equipment usage for truck terminals due to e-commerce. This includes consideration of new area sub-category classifications such as seaport and air cargo terminals, and rail intermodal and classification yards. By further understanding industrial facilities, SCAG will be more equipped to explore strategies that support the effective integration between goods movement needs and regional land use patterns.

Goods Movement Environmental Strategy

Much of the SCAG region (and nearly all of the urbanized area in the region) does not meet federal ozone and fine particulate air quality standards, and goods movement is a major source of greenhouse gas emissions. With growing demand to quickly deliver goods to consumers, the region will need to aggressively pursue the reduction of freight emissions that contributes to regional air pollution problems and localized “hot spots” that have adverse health impacts. Connect SoCal proposes an environmental strategy to address the air quality impacts of goods movement, while also allowing for the efficient and safe movement of goods throughout the region. A critical component of this strategy is the integration of advanced technologies that have benefits such as air quality improvements, energy security and economic growth opportunities. Connect SoCal articulates a process to accelerate the development and deployment of effective technologies, along with key action steps, to help the region reduce dangerous pollutants as much as possible. While this plan focuses on getting cleaner vehicles on the road quickly, this must be done with full life-cycle consideration of production, use and disposal impacts. This plan reaffirms zero and near-zero emission technologies as a priority, describes progress to date, and outlines a framework and key action steps to reach that goal. The process, framework, and action steps can be found in the Goods Movement Technical Report.

AVIATION

SCAG, by definition, is primarily a regional surface transportation planning agency. Therefore, SCAG is focused on air passenger and cargo activity from the perspective of how the traffic coming and going from the airports affects the region’s roads, highways, and transit systems, and how to improve ground transportation access to the airports. On a basic level, SCAG maintains an updated list of airport ground access improvements. However, SCAG has and will continue to play a role in terms of aviation systems research, planning and analysis, as well as encouraging collaboration and communication amongst the region’s aviation stakeholders.

In order to best plan for and assess the impacts of air passenger and cargo activity on the region’s surface transportation system, SCAG takes a comprehensive, collaborative and empirical analytical approach to regional transportation planning. **TABLE 3.3** summarizes passenger and air cargo demand in 2045 at each of the current and future commercial airports within the SCAG region. These forecasts were developed through a collaborative process working with each of the airports individually as well as collectively through the Aviation Technical Advisory committee (ATAC). The estimated future demand at each of the airports informs the transportation improvement needs.

Work with Airports & Transportation Agencies on Airport Ground Access Projects

The airports in the SCAG region are currently working with federal, state, and local transportation agencies, and private partners, to improve airport ground access and infrastructure. SCAG maintains an updated list of the various airport ground access improvement projects and works with the airports to assist with data collection and assist with agency coordination.

Currently, Los Angeles World Airports (LAWA) is completing the Landside Access Modernization Program (LAMP) project and is in the planning and environmental phases for the Airfield and Terminal Modernization (ATM) program. Both the LAMP and ATM projects address ground access and airport modernization at LAX. The LAMP project will include the Automated People Mover, two Intermodal Transportation Facilities, a Consolidated Rental Car Facility and a series of comprehensive roadway improvements designed to alleviate traffic congestion in and around the airport.

Hollywood Burbank Airport has recently completed transit and rail infrastructure projects to improve ground access, including the Regional Intermodal Transit Center (RITC), and is currently in the planning process for a new airport terminal. While Burbank is currently the only airport with direct rail access to the airport, the City of Ontario and the San Bernardino County Transportation Authority have formally initiated the planning process for new Metrolink connections to the Ontario International Airport.

TABLE 3.3 SCAG Region Airport Passenger Forecast for 2020–2045

Major SCAG Region Airports	2017 (Base Year) Actual Activity (in millions)	2045 (Horizon Year) Projection (in millions)
Total SCAG Region	110.17	197.14
Burbank	4.74	9
Imperial	0.012	0.3
Los Angeles	84.56	127
Long Beach	3.783	5.5
Ontario	4.552	33
Oxnard	0	0.3
Palmdale	0	1.82
Palm Springs	2.1	5
Riverside	0	0.61
San Bernardino	0	1.81
Orange County	10.423	12.5
So Cal Logistics	0	0.3

Source: The airport activity numbers for 2017 and the airport forecast numbers for 2045 were obtained from the airports.

Effective Analysis & Planning

Rigorous data collection, research and analysis is critical for effective regional planning, including planning for ground access to and from the region's airports. The ongoing development of the SCAG region's surface transportation system, especially as it relates to the airports in the face of growing air passenger and cargo demand, will require that all key partners maintain and have access to quality data on aviation passenger and cargo trends.

Much of that research and analysis will continue to be provided by the aviation and transportation stakeholders in the region in the form of data, activity reports, passenger surveys and other agency-initiated reports, studies and working groups. However, in addition to the agency-led efforts, the SCAG Aviation Program will begin designing and initiating studies (e.g. air passenger surveys, airline airport choice studies) that will help inform airport and transportation planners in the region. To this end, in order to ensure that there is not unnecessarily overlap and that the research represents the interests and goals of the aviation stakeholders, SCAG will continue a comprehensive and collaborative planning approach by working with the airports, transportation commissions and agencies, state agencies, federal agencies and other aviation and transportation stakeholders.

The data collection and analysis for the different research projects will be open, transparent and collaborative processes. At the core of the SCAG Aviation Program's efforts will be to continue to facilitate effective research, analysis, and planning through information sharing and open communication.

Ongoing Communication & Collaboration Between Airports, Transportation Agencies & Government

The SCAG Aviation Program will act as a facilitator of working relationships and discourse between aviation and transportation planning agencies and officials in the region. Although SCAG has no regulatory, planning, or operational authority over the airports, as a metropolitan planning organization, SCAG is encouraged by federal statute to consult and collaborate with transportation stakeholders, including airport officials. In an effort to encourage effective planning for the coming growth in air passenger and cargo demand, the SCAG Aviation Program has provided and will continue to provide a critical collaborative planning function. Whether it is through the ATAC, attendance at conferences and working group meetings, and meeting with airports and

government agencies, the SCAG Aviation Program will continue to play a critical role in building bridges and partnerships across the region.

TECHNOLOGICAL INNOVATIONS & EMERGING TECHNOLOGY

Emerging technologies in transportation and mobility are primarily developed and advanced by the private sector, and it is important that public agencies monitor the development of such innovations. Emerging technology in transportation and mobility are themes threaded throughout Connect SoCal. SCAG has completed wide-ranging analysis of recent and emerging technologies principally associated with light-duty vehicles that could potentially impact travel behavior and location choices in the region over the next 25 years. However, these new technologies will have diverse impacts, affecting everything from goods movement to transit.

Connect SoCal recognizes that many of these new technologies provide consumer solutions and have been embraced by the public as evidenced by the proliferation of smartphones, mobile banking, navigational apps and social networking. Emerging technology such as ride-hailing, carshare, e-bike and e-scooters provide more choices, including a range of affordable mobility options for travelers. Some niche ride-hailing companies also serve special markets such as children, healthcare transportation and concierge service for elderly customers. Improvements in regional mobility will therefore likely be derived from how technology is used, rather than from any individual technological development.

By providing more options for local and regional trips, emerging technologies may shift trips to less environmentally damaging modes, minimize negative environmental externalities associated with current vehicle use, increase system efficiency, improve safety, and reduce auto-related collisions and fatalities. Moreover, strategies to harness the benefits of emerging technologies to advance Connect SoCal goals are viewed through the lens of improving health, safety, and equity and mobility outcomes for all the region's residents.

To stay informed on emerging technologies as they develop, SCAG regularly communicates with institutions of higher learning, metropolitan planning organizations from around the country, county transportation commissions, local jurisdictions, economic development entities and chambers of commerce.

SCAG has prepared a set of recommended policies that are included in the Connect SoCal Emerging Technology Technical Report. Those policies represent examples that SCAG could help local jurisdictions to adopt. The policies would need to be studied and customized to fit local context. In addition to recommended policies, Connect SoCal proposes programs that encourage the deployment of selected technologies to improve mobility and reduce GHGs. These programs support the Key Connections strategies 'Accelerated Electrification' and 'Shared Mobility and Mobility as a Service (MaaS)'.

PROTECTING THE ENVIRONMENT

Integrating the many transportation and land use strategies discussed in this chapter will help protect the region's natural environment—in numerous ways. SCAG has been committed to this integration, as well as protecting the environment, for years. However, environmental protection is now a major requirement of Moving Ahead for Progress in the 21st Century Act (MAP-21/FAST Act). Pursuant to Section 23 U.S. Code Section 134, "a long-range transportation plan shall include a discussion of types of potential environmental mitigation activities and potential areas to carry out these activities, including activities that may have the greatest potential to restore and maintain the environmental functions affected by the plan." Connect SoCal also considers and is consistent with the provisions of the Fixing America's Surface Transportation Act (FAST Act). As part of the planning process, MPOs "shall consult, as appropriate, with State and local agencies responsible for land use management, natural resources, environmental protection, conservation and historic preservation concerning the development of the transportation plan." They also must consider, if available, "state conservation plans or maps" and "inventories of natural or historic resources."

ENVIRONMENTAL MITIGATION PROGRAM

Connect SoCal includes an environmental mitigation program that links transportation planning to the environment. Building on its strong commitment to the environment as demonstrated in the previously conducted 2016 RTP/SCS, SCAG's mitigation program is intended to function as a resource for lead agencies to consider in identifying mitigation measures to reduce impacts anticipated to result from future projects as deemed applicable and feasible by such agencies. This mitigation discussion also utilizes documents created

by federal, state and local agencies to guide environmental planning for transportation projects.

Connect SoCal in some aspects acts as a "self-mitigating" plan in certain impact areas, in that its policies and strategies lead to improved environmental outcomes for air quality, GHG emissions, public health, congestion and other indicators, while accommodating existing and projected population growth, among other key environmental indicators compared to the No Project Alternative (Trend Scenario). Nevertheless, the implementation of plan programs, policies and strategies may lead to additional environmental impacts compared to existing conditions.

As a public agency in California, SCAG also fulfills mitigation requirements by preparing a Program Environmental Impact Report (PEIR), pursuant to the California Environmental Quality Act (CEQA). The PEIR evaluates potential environmental impacts of Connect SoCal when compared with existing conditions and proposes measures at the program level to mitigate impacts to the maximum extent feasible for those resource areas that would be affected by the plan.

MITIGATION MEASURES

SCAG is responsible for developing a plan to monitor mitigation activities to track progress on implementation of these measures at the regional level. SCAG's mitigation is consistent with the general role played by a metropolitan planning organization, including developing and sharing information, collaborating with partners and developing regional policies.

Senate Bill 375 states that nothing in a SCS supersedes the land use authority of cities and counties and that cities and counties are not required to change their land use policies and regulations, including their general plans, to be consistent with the SCS or an alternative planning strategy (Government Code Section 65080(b)(2)(K)). Cities and counties have plenary authority to regulate land use through their police powers granted by the California Constitution, art. XI, §7, and under several statutes, including the local planning law (Government Code Sections 65100-65763), the zoning law (Government Code Sections 65800-65912), and the Subdivision Map Act (Government Code Sections 66410-66499.37). SCAG has no concurrent authority/jurisdiction to implement mitigation related to land use plans and projects.



KEY CONNECTIONS

SMART CITIES & JOB CENTERS

BIG DATA & VIRTUAL INFRASTRUCTURE

Smart Cities connect people, vehicles and infrastructure, allowing them to communicate in “real-time” through regional telecommunications networks. The Smart Cities and Job Centers strategy aims to catalyze investments across sectors to make “virtual access” a cost-effective and reliable option for all types of trips, expanding the air quality, congestion and VMT reduction benefits the region already realizes through teleworking. While Smart Cities strategies can be deployed universally, virtual access is particularly beneficial in rural communities where destinations are far apart.

Connect SoCal specifically envisions intensified deployment in sub-regional job centers to encourage more growth of both jobs and housing in areas with already high employment density. The Smart Cities and Job Centers strategy enables this by using integrated information and communication technologies to improve the efficiency and performance of the transportation system. It incorporates transit demand management (TDM) measures that encourage carpooling and transit, and parking strategies that reduce the cost to build new employment facilities within job centers. Also, this strategy builds upon promising trends in “co-working” to promote alternatives for long-distance commuters who prefer not to telecommute. Strengthening these locally significant employment centers allows the region to capitalize on the economic and mobility benefits of compact development, where housing and jobs are closer together.

PROMISING PRACTICES

South Bay Fiber Network

Development of a regional broadband fiber-optic network to support improved management of transportation systems and transportation demand management.

SCAG Future Communities Pilot Program

Partnership with the Mobile Source Air Pollution Reduction Review Committee to provide local technical assistance grants supporting data and technology solutions to reduce VMT through enhanced city services and mobility programs.

PLANNING FOR 2045

To replace vehicle trips with virtual access and realize greenhouse gas reductions savings through the deployment of “smart” technologies, SCAG will continue to research and advance Smart Cities strategies including by:

- Seeking funding and partners to continue to the Future Communities Pilot Program.
- Expanding research on the Future of Work to increase understanding and advance strategies where technology can substitute for physical trips (via strategies like telecommuting, telemedicine, online learning, e-commerce, and e-government).
- Collaborating with the Inland Empire Regional Broadband Consortium, California Emerging Technology Fund, and others on a Transportation Broadband Strategies Study to help reduce VMT and greenhouse gas emissions.



**TECHNOLOGY IS CHANGING THE FUTURE OF
WORK (AND HELPING REDUCE VEHICLE TRIPS)**



KEY CONNECTIONS

SHARED MOBILITY & MOBILITY AS A SERVICE

THE RIGHT TOOL FOR THE JOB

The future of transportation, like so many aspects of living in our region, will be shaped by technology and the ability to customize our choices. The rise of shared mobility and mobility as a service will allow residents to choose how to travel, depending on the time, distance or goal of their trip. “Shared mobility” refers to a broad range of transportation options, such as rental e-scooters and e-bikes, ridesourcing services like Uber and Lyft, and on-demand app-based transit connections provided by vans and shuttles. “Mobility as a service,” or MaaS, allows travelers to research and compare different transportation options from one screen and plan their trip accordingly. MaaS will also allow the traveler to book and pay for different segments of a multi-modal trip with one click. This will make it increasingly critical that dense urban areas manage their curb space smartly, in order to ensure safe access for low-speed modes, ridesourcing providers, parking and local deliveries.

PROMISING PRACTICES

TAP Card Integration

You can pay fares on 25 different regional transit systems with just one “Transit Access Pass” (TAP) card

Metro Bike Share / TAP Card Integration

Your TAP card gives you to access 1,500 bikes at over 150 stations across LA County

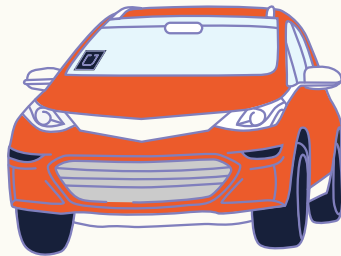
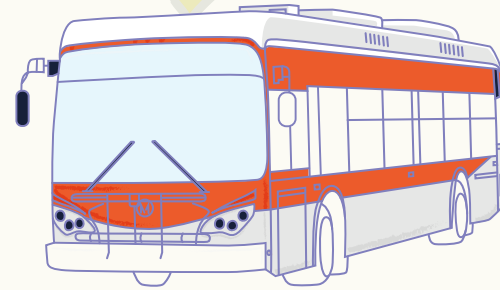
LA Metro Carsharing Integration

Dedicated carsharing spaces are available at 25 Metro stations in LA County

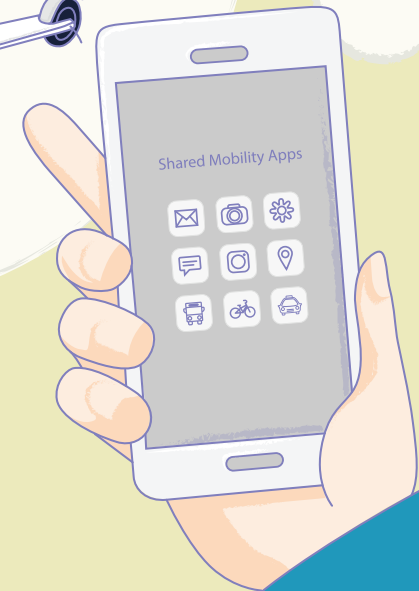
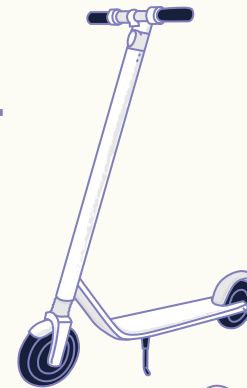
PLANNING FOR 2045

Through regional planning and collaboration, SCAG will advance the vision of shared and seamless travel through MaaS as an alternative to driving alone. Programs to be explored and advanced to realize this outcome through partnership and collaboration could include:

- **GoMonrovia** – City-subsidized ridesharing trips take residents to city’s downtown and Metro Gold Line station
- **California Integrated Travel Project (Cal-ITP)** – facilitate multi-modal trip planning and payment to support state goals of increasing transit ridership, reaching environmental targets, lowering costs, creating efficiencies, improving customer experience and promoting equity.
- **Micro-Mobility Pilot Programs** – Developing local regulations helps ensure safety, accessibility, access to data and accountability for new modes of travel
- **Regional Microtransit Pilot Projects** – Testing on-demand transit across the region: OCTA – OC Flex, LADOT – LANow, Anaheim Transit Network – Free Rides Around the Neighborhood, and Metro – Via.



**WHICH OPTION
WOULD WORK BEST
FOR ME TODAY?**



With respect to the transportation projects in Connect SoCal, these projects are to be implemented by Caltrans, county transportation commissions, local transit agencies, and local governments (i.e., cities and counties), and not SCAG. Transportation project implementation and land use development decisions are subject to their own environmental review process and are expected to implement project-specific mitigation measures to minimize environmental impacts, as SCAG has no authority/jurisdiction to require these agencies to implement projects nor their mitigation measures.

For the Connect SoCal PEIR, SCAG has taken a performance standards-based mitigation approach that includes:

- SCAG's program level mitigation measures
- Project-level mitigation measures which are within responsibility, authority, and/or jurisdiction of project-implementing agency or other public agency serving as lead agency under CEQA in subsequent project- and site- specific design, CEQA review, and decision-making processes, to meet the performance standards for each of the CEQA resource categories.

Program level mitigation measures have been identified and will be undertaken by SCAG, to offset any identified potentially significant adverse programmatic-level environmental effects. Such measures include public awareness and outreach, agency coordination and feasibility studies.

Project level mitigation measures have been identified that "can and should where applicable and feasible" be undertaken by lead agencies that implement transportation projects or projects influenced by land use development patterns. Such measures may include: local safety measures, transportation demand management system, compliance with air management district regulations and others.

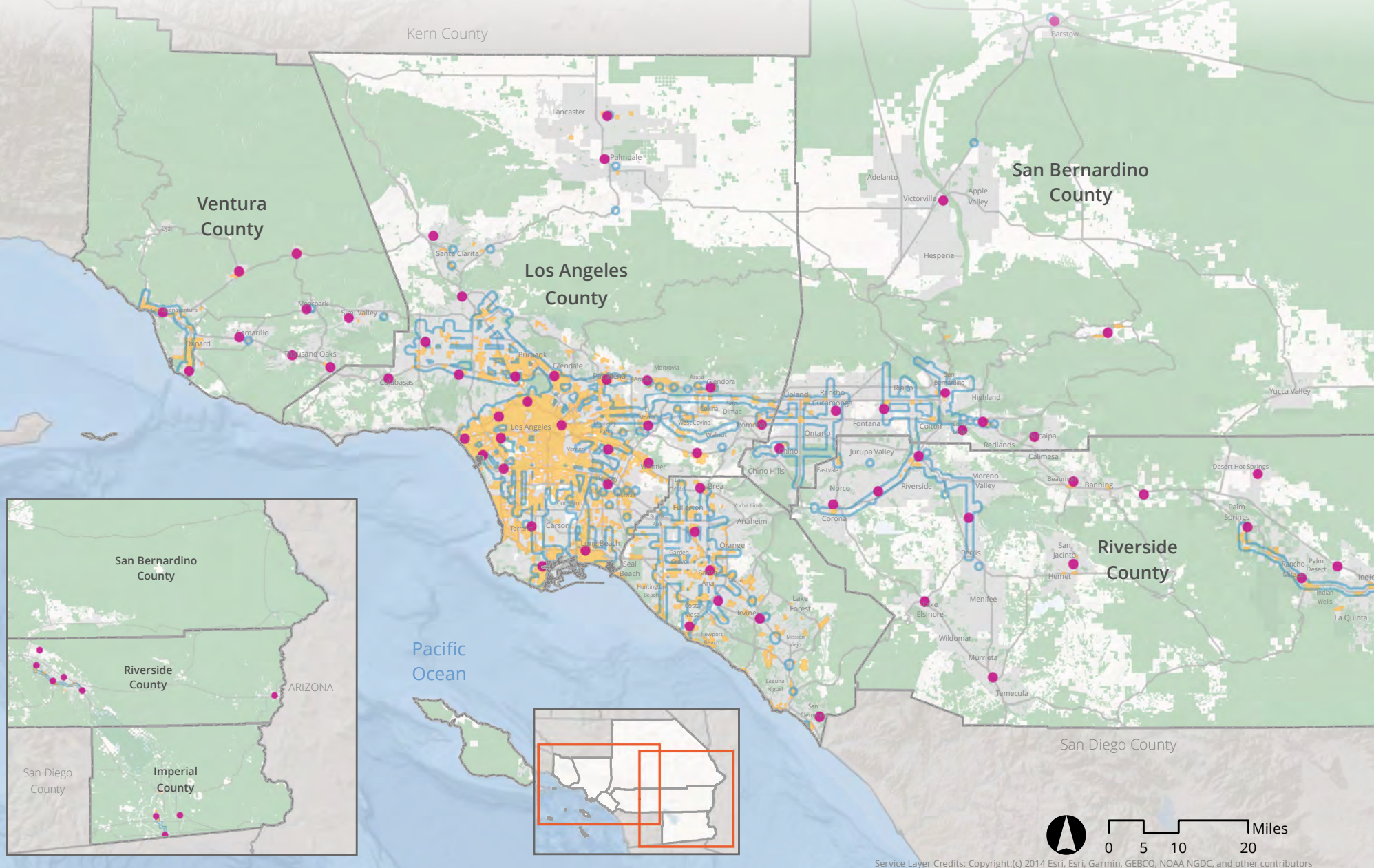
The Connect SoCal PEIR identifies program and project-level mitigation measures for the following resource categories:

- Aesthetics
- Agriculture and forestry resources
- Air quality; Biological resources
- Cultural resources
- Energy

- Geology and soils
- Greenhouse gas emissions and climate change
- Hazards and hazardous materials
- Hydrology and water quality
- Land use and planning
- Mineral resources
- Noise
- Population, housing and employment
- Public services
- Recreation
- Transportation, traffic and safety
- Tribal cultural resources
- Utilities and service systems
- Wildfire

For a complete list of mitigation measures and its approach, refer to the Connect SoCal PEIR located at the Connect SoCal website.

EXHIBIT 3.4 Priority Growth Areas & Growth Constraints



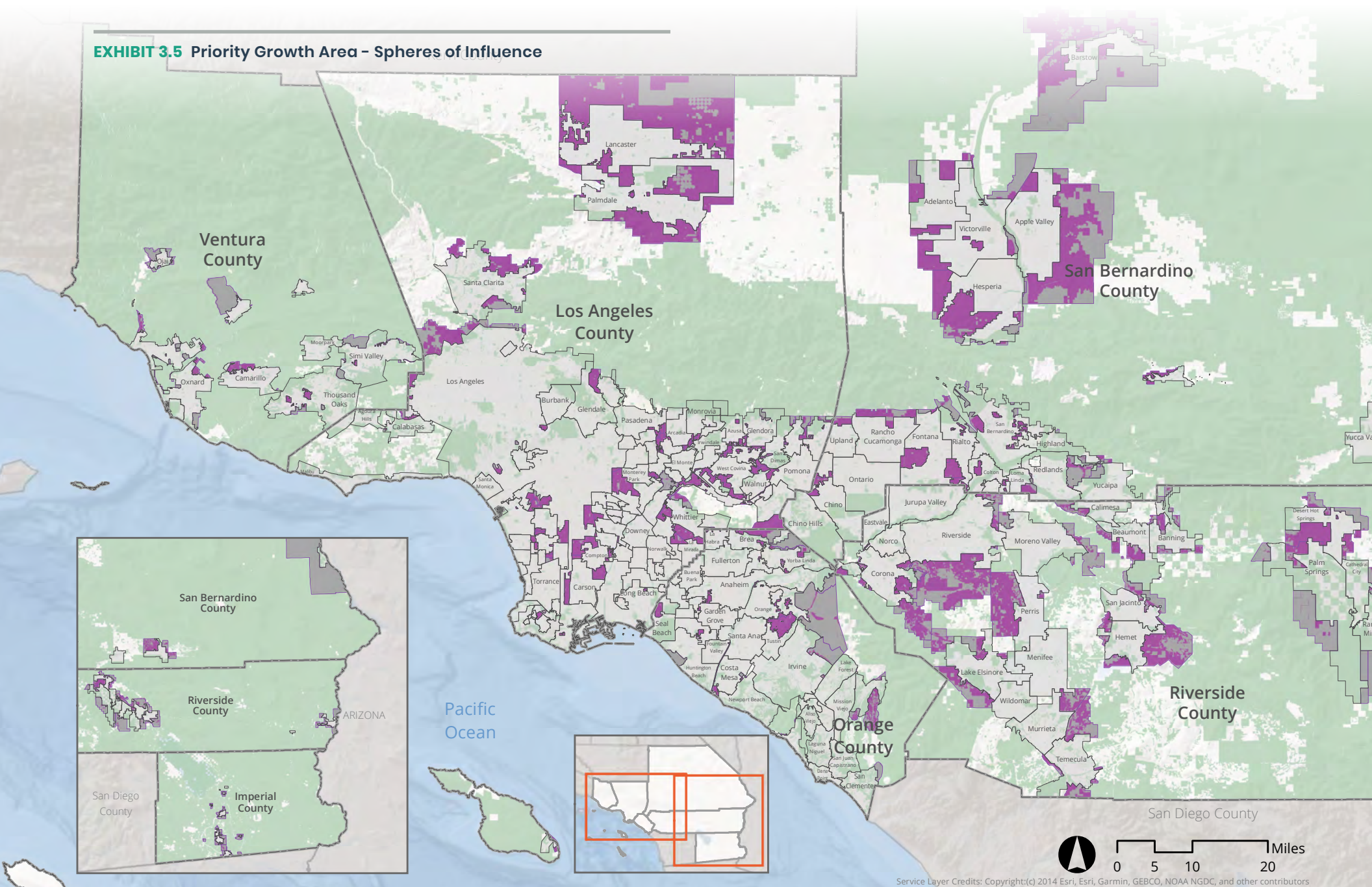
Priority Growth Areas vs. Regional Growth Constraints

- Job Center
- Neighborhood Mobility Areas
- High Quality Transit Area
- Regional Growth Constraints

Source: CalBRACE, California Department of Conservation, CPAD, CCED, County Transportation Commissions, NOAA Coastal Services Center, SCAG, 2019

Note: SCAG used locally informed data elements to determine Regional Growth Constraints including the absolute constraint areas shown in the map such as Tribal lands, Conserved Land and others. See the Sustainable Communities Strategy Technical Report for more details on these and the variable constraints used in plan development.

EXHIBIT 3.5 Priority Growth Area – Spheres of Influence

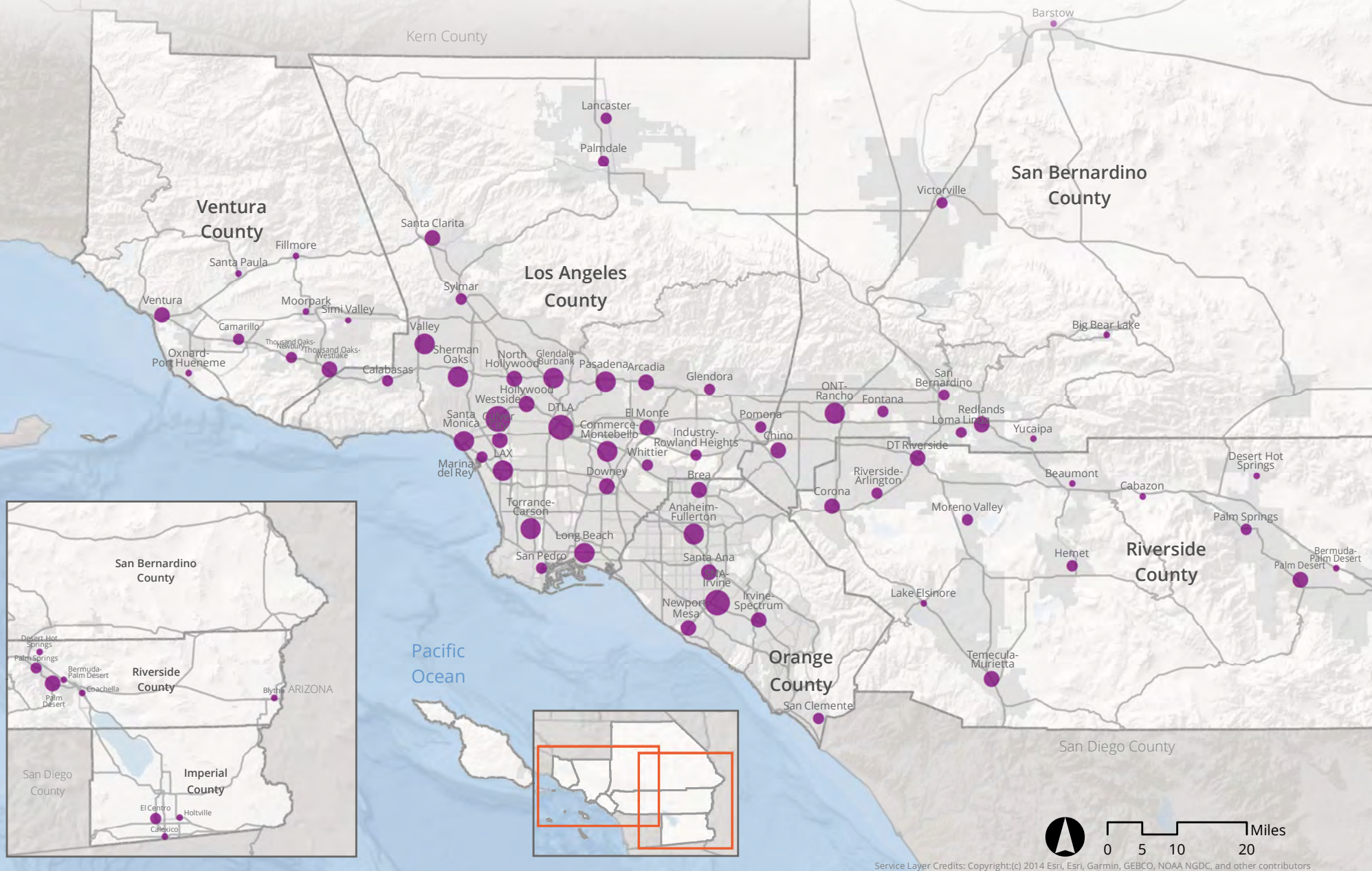


-  County Boundaries
  Sphere of Influence
-  City Boundaries
  Regional Growth Constraints

Note: SCAG used locally informed data elements to determine Regional Growth Constraints including the absolute constraint areas shown in the map such as Tribal lands, Conserved Land and others. See the Sustainable Communities Strategy Technical Report for more details on these and the variable constraints used in plan development.

Source: Counties and local jurisdictions LAFCO in SCAG region, 2018

EXHIBIT 3.6 Priority Growth Area – Job Centers



SCAG Region Proposed 2020 RTP/SCS Job Centers (Total Employment)

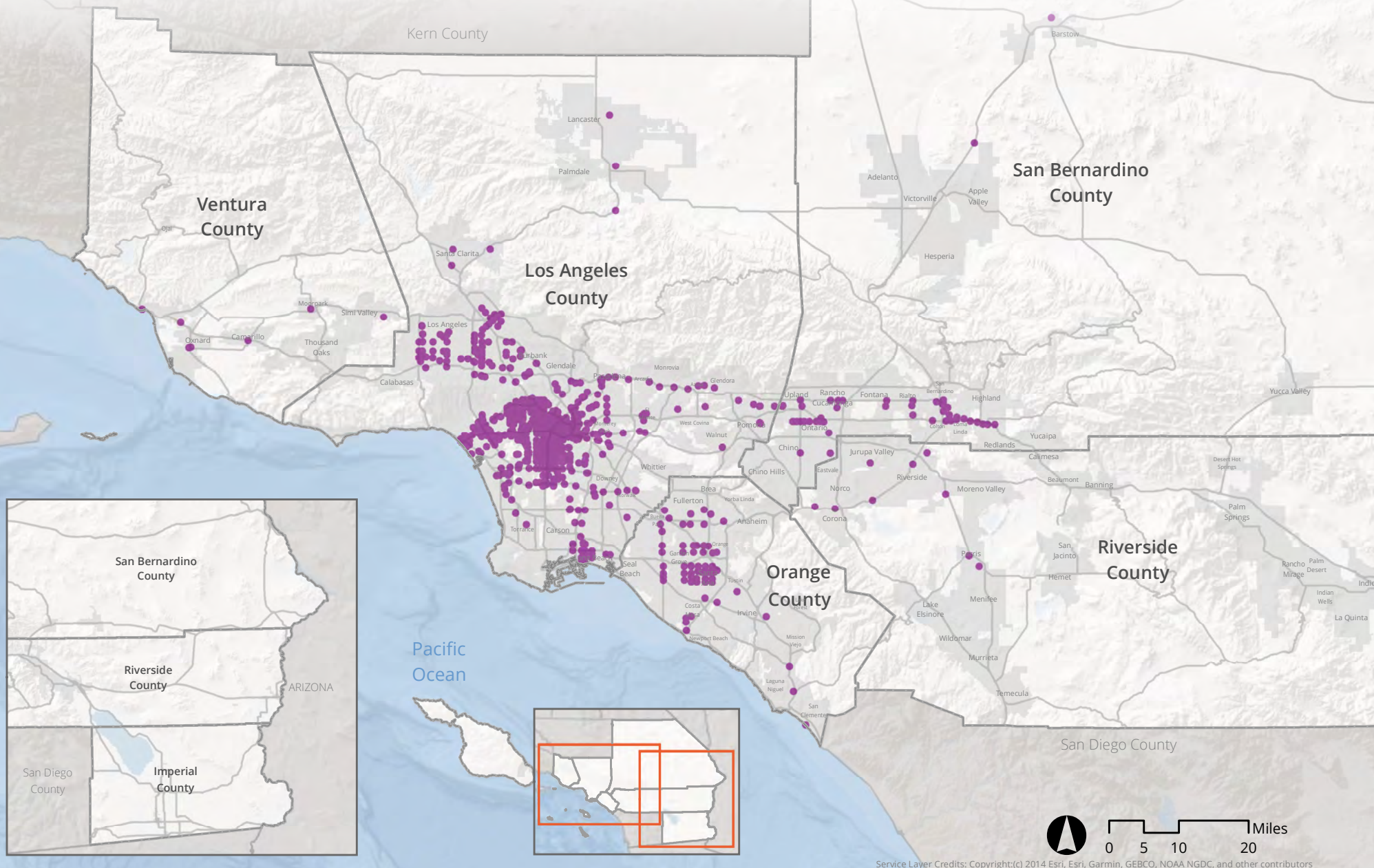
- Less than 10,001 (17)
- 10,001 - 25,000 (22)
- 25,001 - 50,000 (19)
- 50,001 - 150,000 (11)
- More than 150,000 (3)

Source: SCAG, 2019

Notes:

- (1) Centers are areas with denser employment than their surroundings.
- (2) Dots represent the total employment in each center, not center boundaries.
- (3) Names are intended to be illustrative and may not reflect all the jurisdictions in which a center fully lies.

EXHIBIT 3.7 Priority Growth Area – Transit Priority Areas

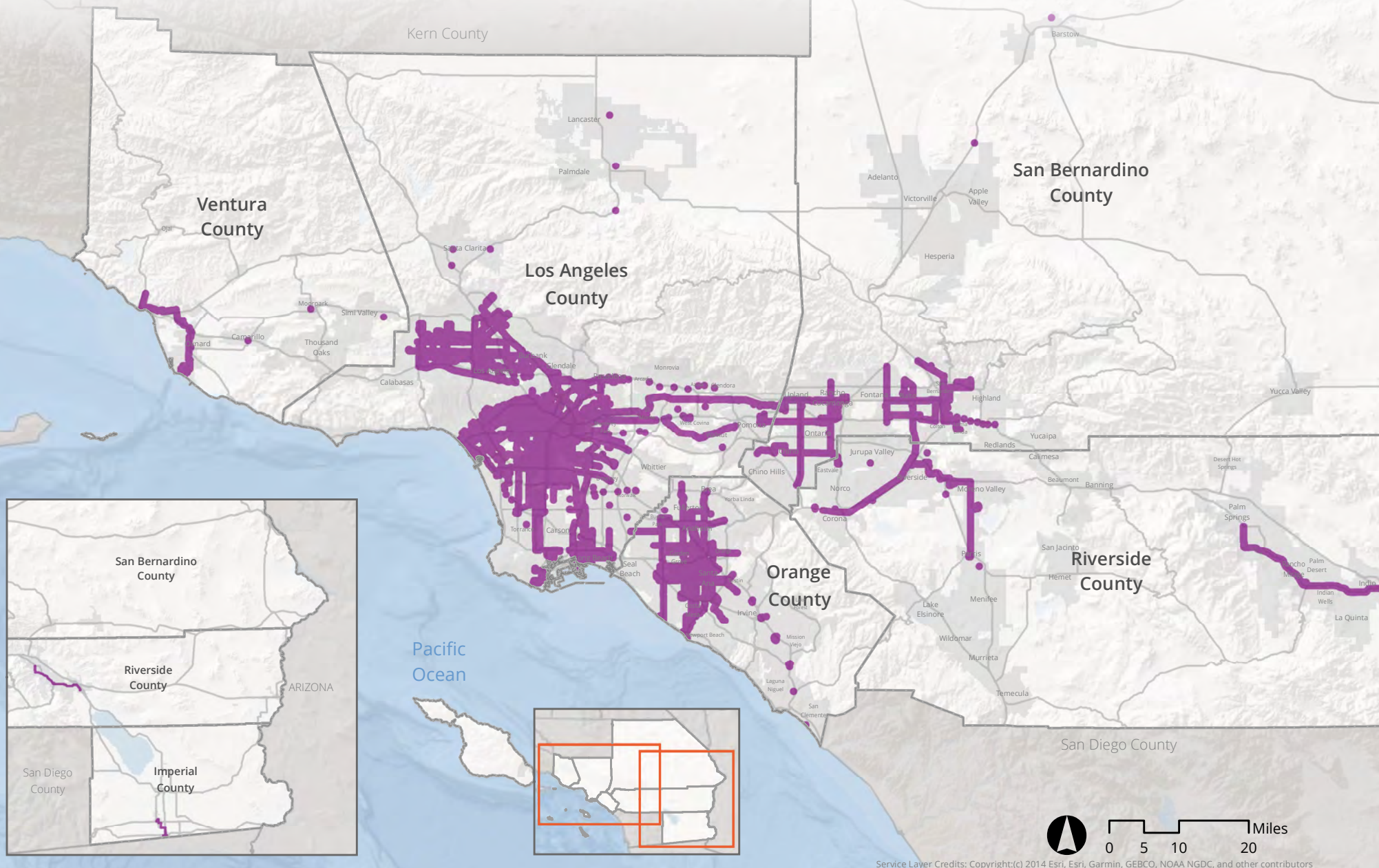


Transit Priority Areas (2045)

TPA

Note: Transit priority area (TPA) refers to an area within one-half mile of a major transit stop that is existing or planned. SCAG identifies major transit stops and transit priority areas using the methodology described in the Transit Technical Report. Major transit stops are extracted from 2045 plan year data of Connect SoCal.

EXHIBIT 3.8 Priority Growth Area - High Quality Transit Areas



High Quality Transit Areas (2045)

■ HQTA

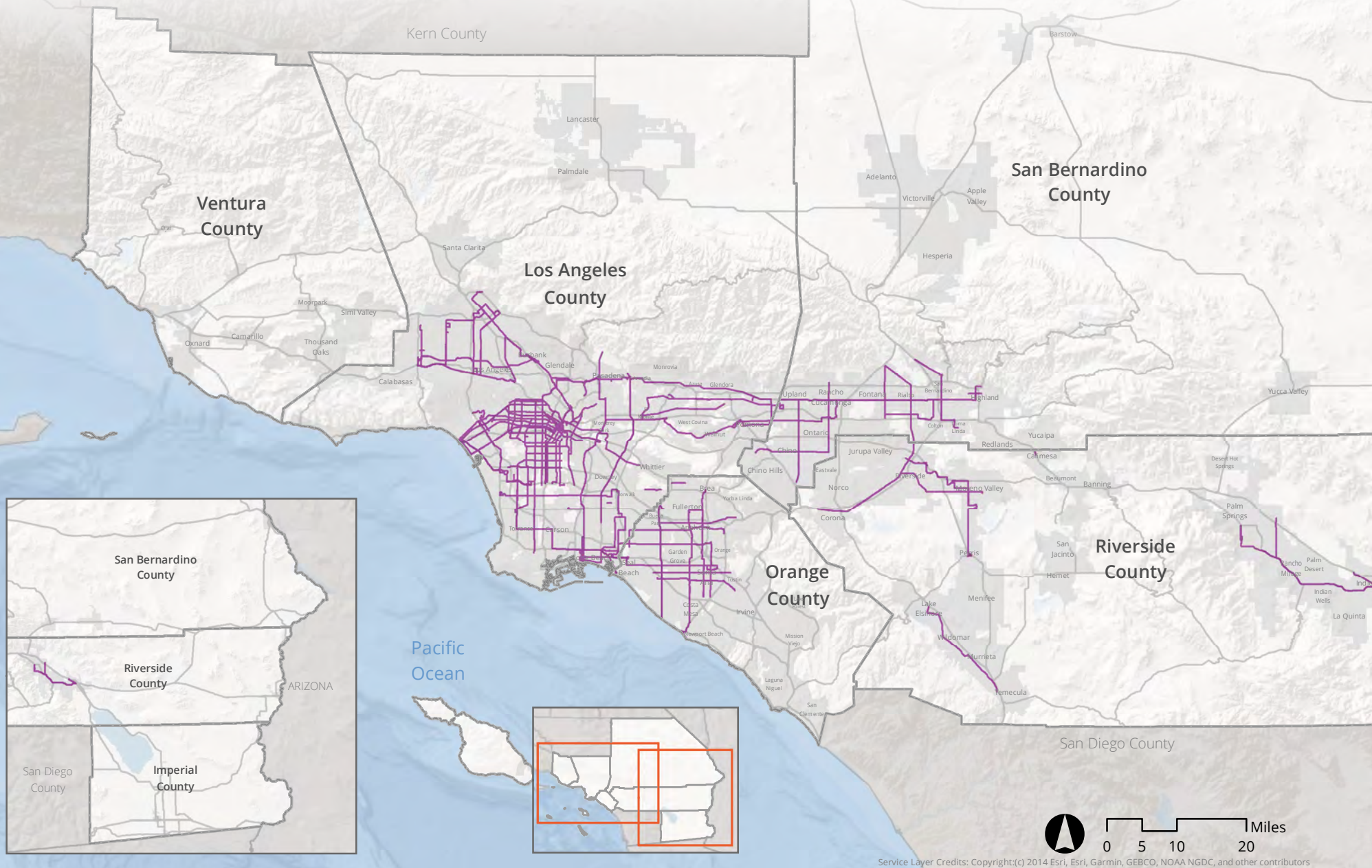
Note: SCAG's High Quality Transit Area (HQTAs) is within one-half mile from major transit stops and high quality transit corridors (HQTAs). SCAG identifies major transit stops and HQTAs using the methodology described in the Transit Technical Report. Major transit stops and HQTAs are extracted from 2045 plan year data of Connect SoCal.

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 NMA

Source: SCAG, 2019

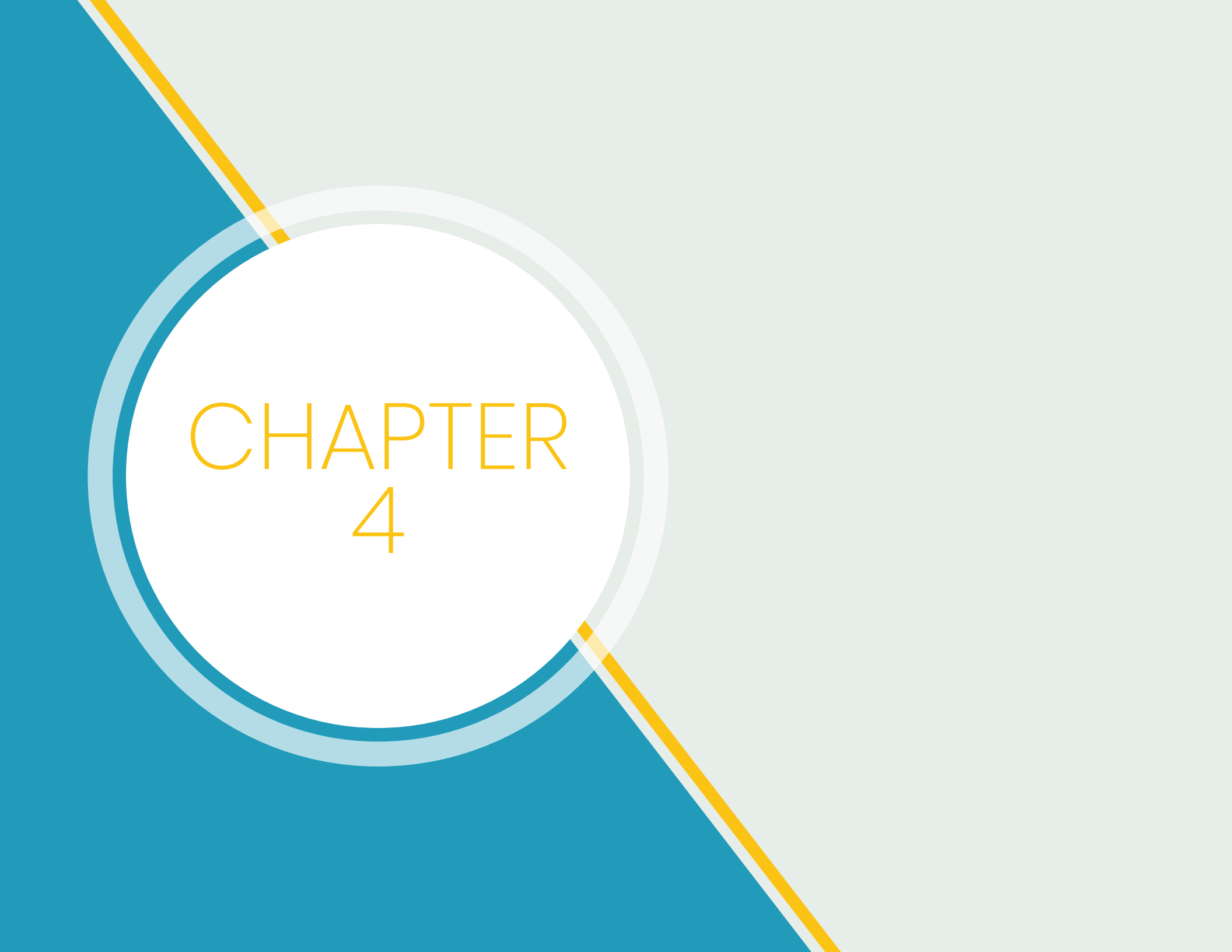
EXHIBIT 3.10 Priority Growth Area - Livable Corridors



Livable Corridors

— Livable Corridors

Source: SCAG, 2019

The graphic features a large white circle with a blue and yellow double-lined border, centered on a background split diagonally between blue and light gray. The text 'CHAPTER 4' is centered within the white circle in a yellow, sans-serif font.

CHAPTER 4

CHAPTER 4

PAYING OUR WAY FORWARD

In accordance with federal fiscal constraint requirements (23 U.S.C. § 134(i)(2) (E)), this chapter and a more detailed Transportation Finance Technical Report identify how much money SCAG reasonably expects will be available to support our region's surface transportation investments, ensuring that there is sufficient revenue available to support expenditures identified in Connect SoCal. SCAG has secured the necessary resources to support transportation investments detailed in past Plans, and our current financial plan will continue to meet the necessary milestones to implement Connect SoCal.

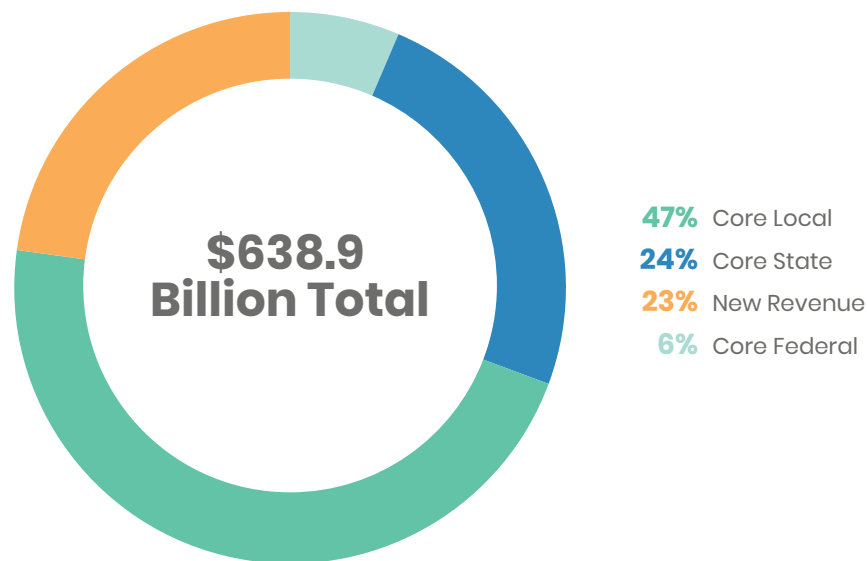
The financially constrained Connect SoCal includes both a "traditional" core revenue forecast comprised of existing local, state, and federal sources and more innovative but reasonably available sources of revenue to implement a program of improvements that keeps people and goods moving. The financial plan further documents progress made since past RTPs and describes steps we can take to obtain needed revenues to implement the region's transportation vision.

The SCAG region's financially constrained Connect SoCal plan includes revenues from both core and reasonably available revenue sources, which together total \$638.9 billion from FY2020-21 through FY2044-45, as illustrated in **FIGURE 4.1**. For core sources, the Plan is funded 60 percent by local sources, 32 percent by state sources and 8 percent by federal sources.

As shown in **FIGURE 4.2**, capital projects total \$287.3 billion in nominal dollars. Operating and maintenance (O&M) costs total \$316 billion, while debt service obligations total \$35.6 billion. Transit-related costs comprise the largest share of O&M costs for the region, totaling \$173.9 billion.

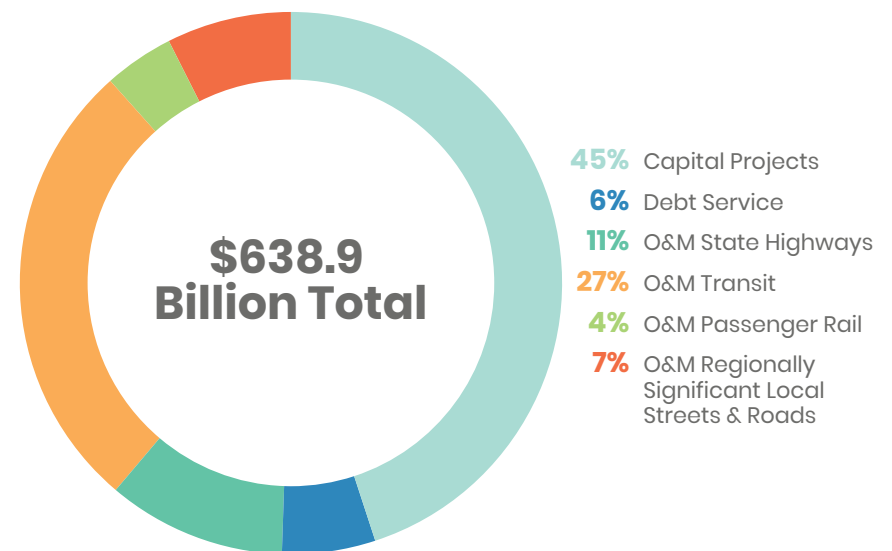
The financial plan highlights the importance of finding new and pioneering ways to pay for transportation, including an ever-expanding backlog of projects necessary to preserve our existing transportation system. Nationally, we continue to face an insolvency crisis with the Federal Highway Trust Fund (HTF), which is funded by excise taxes on fuel. The federal gas tax remains unchanged since 1993, and fuel tax receipts have declined precipitously as fuel efficiency

FIGURE 4.1 FY2021–FY2045 RTP/SCS Revenues, in Nominal Dollars



Note: Numbers may not sum to total due to rounding; Source: SCAG Revenue Model 2020

FIGURE 4.2 FY2021–FY2045 RTP/SCS Expenditures, in Nominal Dollars



Note: Numbers may not sum to total due to rounding; Source: SCAG Revenue Model 2020

has increased. California's passage of the Road Repair and Accountability Act of 2017 (Senate Bill 1) provides a significant influx of new state revenue through a state gas tax increase and other transportation fees, yet only a fraction of our needs is funded through state sources.

Our region continues to rely heavily on local sources of tax revenue. Eight sales tax measures in the region are the key reason that local sources generate 60 percent of core revenues for transportation improvements. Ventura County is the only county in the SCAG region without a sales tax. Our region's success in providing local sources of transportation funding also increases our ability to secure federal and state funding that requires local contribution.

It is vital that we find new ways to make transportation funding more sustainable in the long-term, and efforts are underway to explore how we can transition from our current system, based on fuel taxes, to a more direct system of user fees linked to how people travel. User fees can support our infrastructure needs and promote a more balanced transportation system by encouraging residents and visitors to consider their travel choices. User fees can be structured and implemented to advance environmental, economic and equity goals, including reducing congestion and vehicle miles traveled (VMT), while encouraging active transportation and transit ridership.

In our region, numerous policy and technical studies have been conducted on the subject, and more work is planned to examine and demonstrate the viability of user fee systems, including toll networks, mileage-based user fees to replace fuel taxes, and congestion pricing zones that levy fees based on time-of-day and congestion levels. Connect SoCal includes these user fee based financial strategies to support system management, preservation and resilience, and to contribute to the region's greenhouse gas reduction goals. SCAG further considers the potential equity concerns that accompany pricing policies and assumes mitigation measures such as the establishment of a mobility equity fund to provide resources that can increase access for environmental justice communities.

ECONOMIC OUTLOOK & KEY FINANCIAL ASSUMPTIONS

SCAG's financial model reflects historical growth trends and reasonable future expectations for key revenue sources, which are described below. These include:

- Inflation
- Construction cost increases
- Retail sales growth
- Fuel consumption
- Status of the Federal Highway Trust Fund
- Status of the State Highway Account
- Local sales tax measures
- Transit operating and maintenance (O&M) costs
- Multimodal system preservation and maintenance

INFLATION

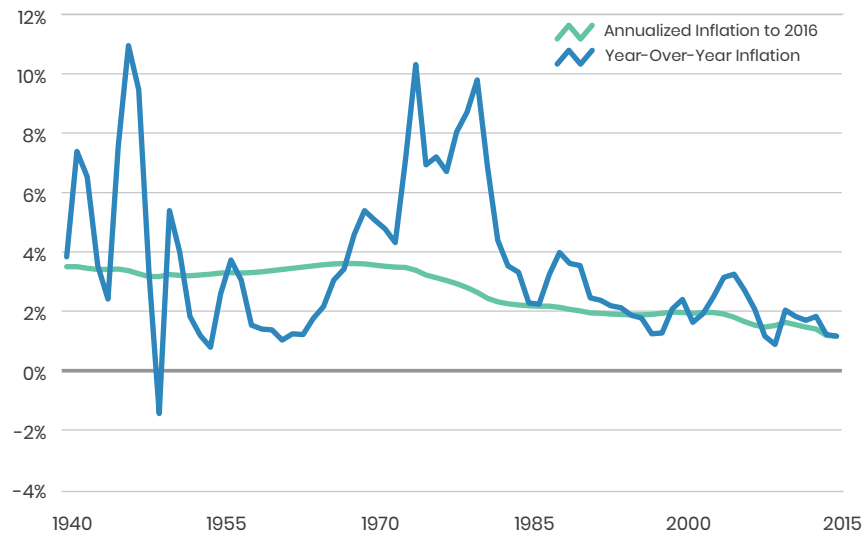
Inflation can have a profound impact over the long-term time horizon of the Plan. SCAG's revenue model accounts for historical inflation trends, as measured by the Gross Domestic Product (GDP) Price Deflator.

FIGURE 4.3 shows the trends in inflation by the GDP Price Deflator. Although inflation rates have varied considerably over time, they have generally trended between two and 4 percent. Accordingly, a 2.2 percent inflation rate is used to adjust constant dollar (revenue) forecasts into nominal (or year-of-expenditure) dollars.

CONSTRUCTION COST INCREASES

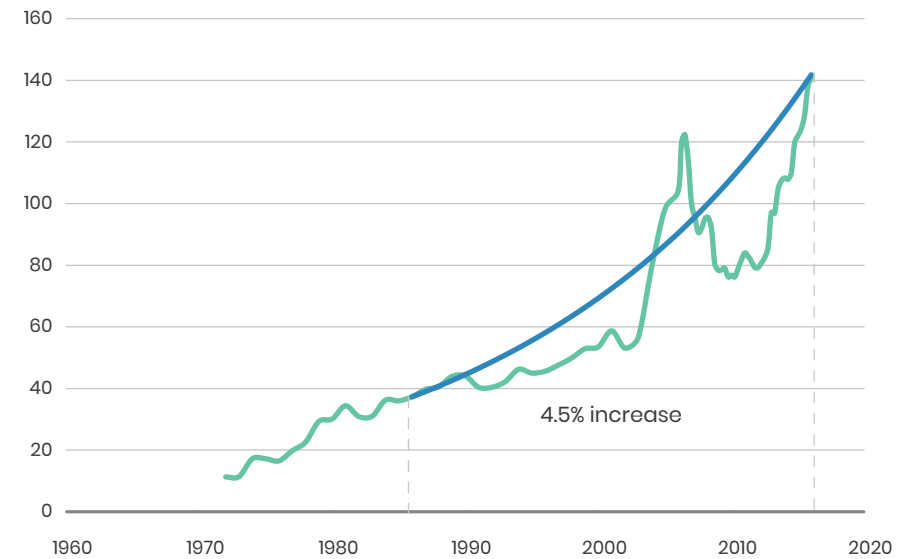
The rise in construction costs can further erode the purchasing power of transportation revenues. **FIGURE 4.4** shows the increase and decline in California highway construction costs since the early 1970s, which is well above general inflation. The financial plan uses a 4.5 percent annual inflation factor to estimate future and nominal (or year-of-expenditure) costs.

FIGURE 4.3 Historical Inflation Trends, Annual Inflation



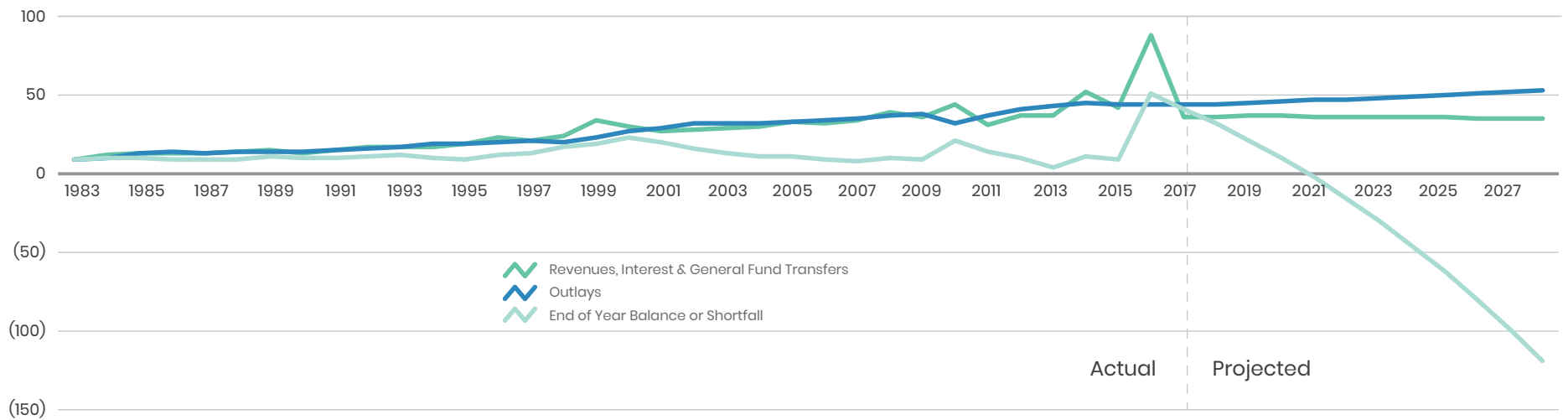
Source: Office of Management and Budget, Budget of the United States Government, Fiscal Year 2019 Budget (FY2019)

FIGURE 4.4 Growth in Highway Capital Costs, Index Value



Source: California Department of Transportation

FIGURE 4.5 Status of the Federal Highway Trust Fund, \$ Billions



Source: Congressional Budget Office and Federal Highway Administration

RETAIL SALES GROWTH

Changes in personal consumption patterns and overall population are the main contributors to the growth in retail sales. Over the 30-year period from FY1985-86 to FY2015-16, statewide retail sales grew by 1.5 percent in real terms (when the effects of inflation are eliminated). The financial plan assumes retail sales growth in the SCAG region ranging from -0.1 percent to 3.2 percent in real terms consistent with historical trends.

FUEL CONSUMPTION

Excise taxes on gasoline and diesel fuels are the basis of most federal and state transportation funding sources. Since these taxes are based on cents-per-gallon purchased, they depend on fuel consumption. Though changes in regional vehicle miles traveled will continue to play a role during the Plan period, increases in conventional fuel efficiency and the adoption of alternative fuel vehicles will reduce overall fuel consumption. The financial plan assumes that increases in vehicle fuel efficiency will reduce fuel consumption by 1 percent per year during the Plan period. Recently passed state legislation, Senate Bill 1, increased state fuel tax rates and will index these taxes to inflation in future years using the California Consumer Price Index (CPI). The combination of assumptions about declining fuel consumption and increasing excise tax rates leads to modest growth in the revenue sources funded by state fuel taxes in real terms.

STATUS OF THE FEDERAL HIGHWAY TRUST FUND

The Federal Highway Trust Fund (HTF) provides federal highway and transit funding from a nationally imposed 18.3 cent-per-gallon gasoline excise tax. Since 2008, the HTF has failed to meet its obligations and has required the United States Congress to make transfers from the General Fund to keep it solvent. The negative balances shown on **FIGURE 4.5** illustrate the projected inability of the HTF to pay its obligations into the highway account.

At the time of the Connect SoCal plan, nearly a decade has passed without substantive Congressional agreement on a long-term solution to provide adequate funding for the HTF and address the present, long-term structural

deficiency that exists in funding the HTF. Although the financial plan assumes that Congress will reach agreement on reauthorizing federal spending for transportation programs over the plan horizon, the core revenues available from the HTF are expected to decline due to increasing fuel efficiency and other factors.

STATUS OF THE STATE HIGHWAY ACCOUNT

The passage of California's Senate Bill 1 (SB 1) created a significant source of ongoing state transportation funding described in **TABLE 4.1**. SB 1 increased the gas excise tax from 18 cents per gallon to 47.3 cents per gallon (as of July 1, 2019), and further indexed the gas tax to inflation going forward. Prior to passage of SB 1, the effective state gas excise tax rate of 18 cents per gallon remained unadjusted for more than 20 years. SB 1 additionally instituted per vehicle fees pegged to vehicle value to raise revenue for various transportation system improvements. It also enacted an annual fee on zero-emission vehicles (ZEVs). Most of these fees are indexed to the CPI. However, these fees do not completely address the erosion of purchasing power as construction costs are rising faster than the general inflation rate.

Gas tax revenues remain the primary source of funding for the State Highway Operation and Protection Program (SHOPP), which funds projects to maintain the state highway system. As shown in **FIGURE 4.6**, previous levels of funding have been considerably less than actual needs. Statewide, the 2018 Ten-Year SHOPP Plan identifies \$85.8 billion in statewide needs, while available funding is only \$44.9 billion. While SB 1 provides a key down payment, rising construction costs could undermine efforts to bring our highway assets back to a state of good repair.

LOCAL SALES TAX MEASURES

The SCAG region continues to rely heavily on local sales tax measures for the timely delivery of transportation projects. While most counties impose a 0.5 percent sales tax to fund transportation projects, Los Angeles County effectively imposes a permanent 2 percent sales tax (a combination of four 0.5 percent sales taxes—Proposition A, Proposition C, Measure R, and Measure M) as Measure M increases from 0.5 to 1 percent upon the expiration of Measure R.

Riverside County's Measure A also expires in 2039. Measure I in San Bernardino County expires in 2040, followed by Orange County's Measure M in 2041. Measure D in Imperial County expires in 2050. Ventura County is the only county in the region without a dedicated sales tax for transportation.

TRANSIT OPERATING & MAINTENANCE COSTS

Future transit O&M costs depend on a variety of factors, such as future revenue-miles of service, labor contracts and the age of rolling stock. Over the last decade, these O&M costs grew by up to 5 percent annually, depending on the transit operator.

For Connect SoCal, transit O&M costs are estimated based upon historical increases. The regional average increase (3.3 percent) is used for most

operators. For Los Angeles County, the financial plan relies on detailed forecasts from the county transportation commission. These forecasts are consistent with historical data.

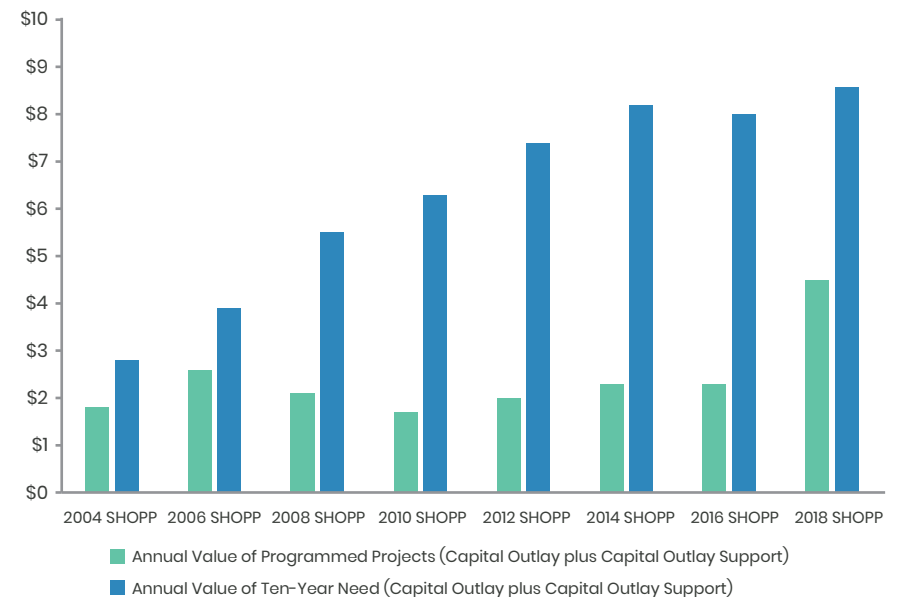
MULTIMODAL SYSTEM PRESERVATION & MAINTENANCE

TABLE 4.2 summarizes the total system preservation and maintenance needs assumed in Connect SoCal to bring transit, regionally significant local streets and roads, and the State Highway System to a state of good repair.

TABLE 4.1 California SB 1 Fees & Funding Programs

Fee	Description	Amount	Uses
Gas Tax	A per gallon excise tax on gasoline purchases	47.3 cents, indexed to the California CPI	Road Maintenance and Rehabilitation
Diesel Tax	A per gallon excise tax on diesel purchases	41.75 cents, indexed to the California CPI	Trade Corridor Enhancement Road Maintenance and Rehabilitation
Diesel Sales Tax	Percentage sales tax on diesel purchases	5.75%	Transit Improvements
Transportation Improvement Fee	An annual per-vehicle fee that varies according to the vehicle value	\$25-\$175 per vehicle, per year. Not adjusted for inflation	Road Maintenance and Rehabilitation Congested Corridors Program Transit Improvements
Zero Emissions Vehicle (ZEV) Registration Fee	An annual per-vehicle fee on all ZEVs	\$100 per year, indexed to the California CPI	Road Maintenance and Rehabilitation

FIGURE 4.6 Status of the State Highway Operation & Protection Program (SHOPP), Billions



Source: California Department of Transportation

REVENUE & EXPENDITURE CATEGORIES

CORE & REASONABLY AVAILABLE REVENUES

The Connect SoCal financial plan includes two types of revenue forecasts. Both are included in the financially constrained plan:

- Core revenues
- Reasonably available revenues

The core revenues identified are existing transportation funding sources projected to FY2044-45. The core revenue forecast does not include any future increases in state or federal gas excise tax rates (other than those described previously related to SB 1 or adoptions of new tax measures). These revenues provide a benchmark from which additional funding can be identified.

Federal guidelines additionally permit the inclusion in the financial plan of revenues that are reasonably available. Further, the Plan includes strategies for ensuring the availability of these sources. The region’s reasonably available revenues include new sources of transportation funding likely to materialize within the Connect SoCal timeframe. These sources include:

- Adjustments to the existing federal gas tax rate
- Replacement of existing state and federal gas excise taxes with more direct mileage-based user fees
- Federal credit assistance and bond proceeds
- Private investment participation
- A local road charge program
- Value capture strategies
- A per-mile charge for Transportation Network Companies (e.g. Uber and Lyft)

TABLE 4.2 Multimodal System Preservation & Maintenance Needs, in Nominal Dollars, Billions

System	State of Good Repair Needs Included in Estimate	Estimated State of Good Repair Cost
Transit	O&M Existing Service; O&M Service Expansion; O&M Major New Service; Preservation	\$173.9
Passenger Rail	O&M Existing Service; O&M Service Expansion; O&M Major New Service; Preservation	\$26.6
Regionally Significant Local Streets and Roads*	Pavement; Essential Components; Bridges; Goods Movement Corridors; Active Transportation Safety Improvements	\$47.5
State Highways	Bridges, Pavement, Roadside; Mobility, Collision Reduction; Mandates, Facilities; Emergency Response	\$68.0
Total		\$316.0

Note: Numbers may not sum to total due to rounding
* Includes \$4.8 billion for active transportation & \$5 billion GM arterial

EXPENDITURE CATEGORIES

Transportation expenditures in the SCAG region are summarized into three main categories:

- Capital costs for transit, state highways, and local streets and roads (including regionally significant arterials). This category includes programmatic investments in transportation demand management (TDM), transportation system management, etc.
- Operating and maintenance costs for transit, state highways and local streets and roads (including regionally significant arterials)
- Debt service payments (for current and anticipated bond issuances)

CORE REVENUES

SCAG's regional core revenue model forecasts transportation revenues over the entire Connect SoCal time horizon. The revenue model is comprehensive and provides data by county and funding source. The revenue forecast was developed using the following framework:

- Incorporate financial planning documents developed by local county transportation commissions and transit operators in the region, where available
- Ensure consistency with both local and state planning documents
- Utilize published data sources to evaluate historical trends
- Conduct sensitivity testing of assumptions to augment local forecasts, as needed

The region's revenue forecast horizon for the financial plan is FY2020-21 through FY2044-45. **TABLE 4.3** shows these core revenues in five-year increments by county.

TABLE 4.3 Core Revenue Forecast FY2021–FY2045, in Nominal Dollars, Billions

County	FY2021–FY2025	FY2026–FY2030	FY2031–FY2035	FY2036–FY2040	FY2041–FY2045	Total
Imperial	\$0.4	\$0.5	\$0.6	\$0.7	\$0.9	\$3.1
Los Angeles	\$47.3	\$53.8	\$63.9	\$73.7	\$83.6	\$322.1
Orange	\$11.4	\$13.2	\$15.9	\$19.3	\$20.4	\$80.3
Riverside	\$5.9	\$6.4	\$7.4	\$8.2	\$8.4	\$36.3
San Bernardino	\$5.6	\$6.5	\$7.5	\$8.7	\$8.4	\$36.8
Ventura	\$2.1	\$2.4	\$2.8	\$3.3	\$3.9	\$14.5
Total	\$72.6	\$82.9	\$98.1	\$114.0	\$125.5	\$493.1

Note: Numbers may not sum to total due to rounding

As shown in **FIGURE 4.7**, the majority of revenues in the SCAG region come from local sources (60 percent). The share of state sources has increased since the last RTP from 11 percent share of core revenues to 32 percent as a result of the passage of SB 1.

FIGURE 4.8 shows the breakdown of revenues by county. With four local sales tax measures, Los Angeles County accounts for 65 percent of the funding available in the SCAG region. This includes revenues from the passage of Measure M since the adoption of the 2016 Connect SoCal.

Local sales taxes provide the largest single source of local funding, as shown in **FIGURE 4.9**. These taxes account for more than half (57 percent) of local sources in the plan.

As shown in **FIGURE 4.10**, the State Highway Operations and Protection Program (SHOPP), the Highway User Tax Account (HUTA), the Road Maintenance and Rehabilitation Account (RMRA), and the State Transit Assistance fund (STA) account for the bulk of the state funding available.

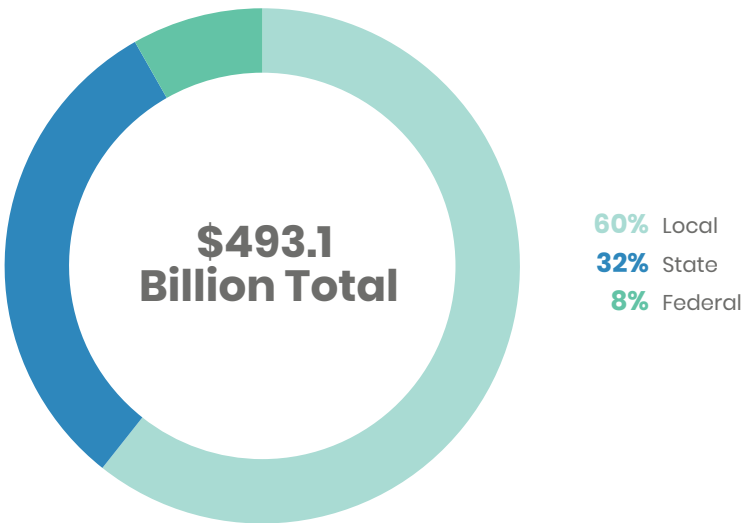
As shown in **FIGURE 4.11**, federal sources are expected to comprise a small portion of overall transportation funds (\$41.1 billion or eight percent share of core revenues). This is consistent with past RTPs. Federal Transit Administration (FTA) funds account for 61 percent of federal funding in the SCAG region. The financial plan also assumes that Congestion Mitigation and Air Quality funding will decline over the life of the Plan due to the region achieving attainment for a number of criteria pollutants and reducing the severity level of others.

REASONABLY AVAILABLE REVENUES

There are several new funding sources that are reasonably expected to be available for Connect SoCal. The following guiding principles were used for identifying reasonably available revenues:

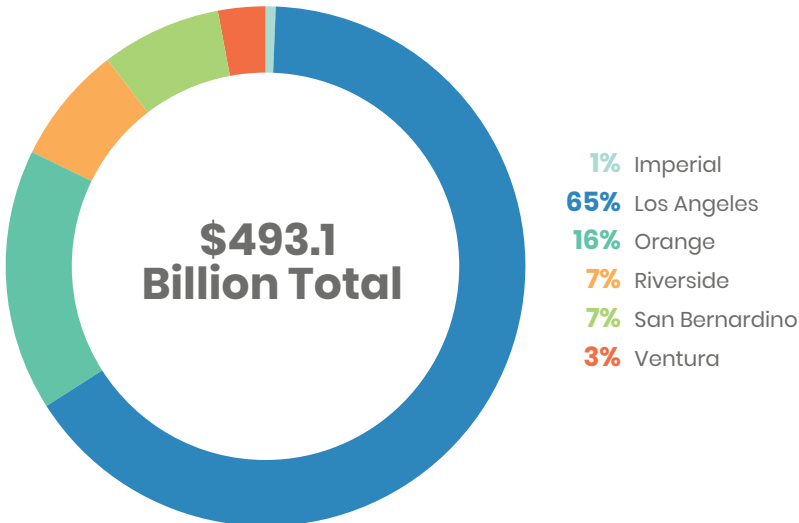
- Establish a user fee-based system that better reflects the true cost of transportation, provides firewall protection for transportation funds and ensures an equitable distribution of costs and benefits
- Promote national and state programs that include return-to-source

FIGURE 4.7 Core Revenues, in Nominal Dollars



Note: Numbers may not sum to total due to rounding; Source: SCAG Revenue Model 2020

FIGURE 4.8 Core Revenues by County, in Nominal Dollars



Note: Numbers may not sum to total due to rounding; Source: SCAG Revenue Model 2020

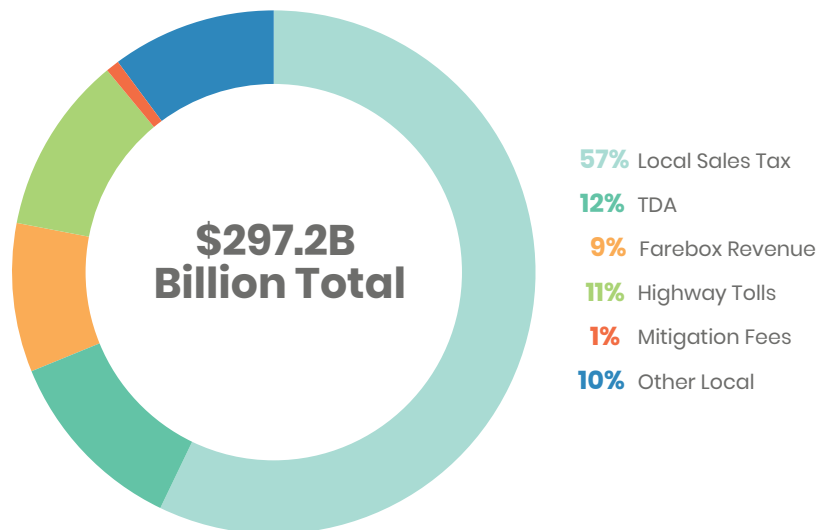
guarantees, while maintaining flexibility to reward regions that continue to commit substantial local resources

- Leverage locally available funding with innovative financing tools (e.g., tax credits and expansion of the Transportation Infrastructure Finance and Innovation Act [TIFIA]) to attract private capital and accelerate project delivery
- Promote local funding strategies that maximize the value of public assets while improving mobility, sustainability, and resilience

TABLE 4.4 identifies seven categories of funding sources that are reasonably available and are included in the financially constrained plan. These sources were identified because of their potential for revenue generation, historical precedence, and the likelihood of their implementation within the time frame of Connect SoCal. For each funding source, SCAG has examined the policy and legal context of implementation and has prepared an estimate of the potential revenues generated.

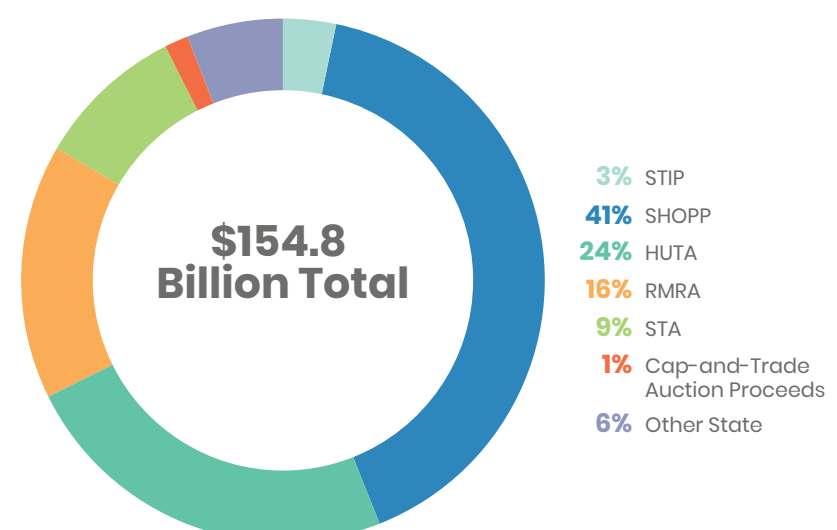
The implementation of road user charges, in particular, will require further collaboration with the California State Transportation Agency, the California Transportation Commission, Caltrans, business, and other key parties on the California Road Charge Pilot Program to address key implementation factors such as: technology and associated privacy issues, cost of implementation and administrative methods for fee collection/revenue allocation, and potential equity concerns. Equity concerns can be addressed through enhanced transportation alternatives for transit dependent populations, and discounts for impacted low-income populations. Connect SoCal assumes the establishment of a Mobility Equity Fund to cover the cost of rebates, credits, or discounts for general mobility expenses including user fees/tolls, parking charges, transit fares and new mobility options. Additional documentation of funding sources included in the financial plan are provided in the Transportation Finance Technical Report.

FIGURE 4.9 Core Revenues, Local Sources, in Nominal Dollars



Note: Numbers may not sum to total due to rounding; Source: SCAG Revenue Model 2020

FIGURE 4.10 Core Revenues, State Sources, in Nominal Dollars



Note: Numbers may not sum to total due to rounding; Source: SCAG Revenue Model 2020

ASSUMPTIONS BY REVENUE SOURCE

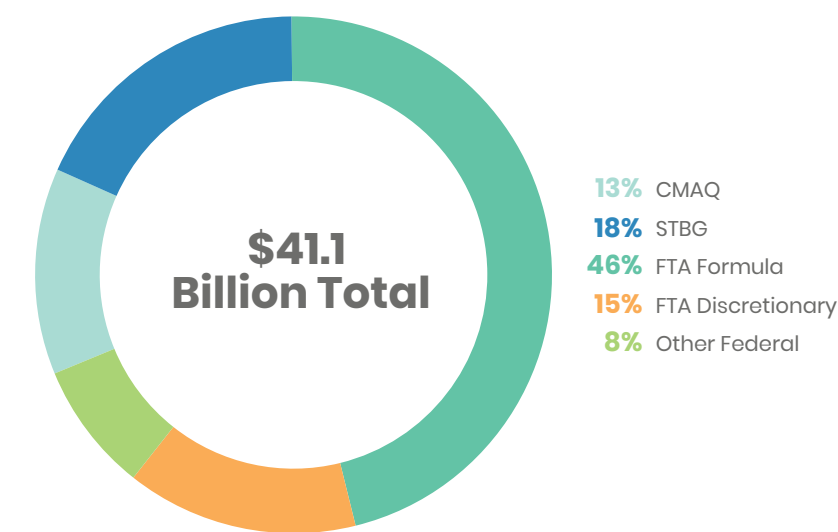
TABLE 4.5 describes the specific revenue assumptions used for the financially constrained 2020 Connect SoCal. A more detailed discussion of revenue sources is included in the Transportation Finance Technical Report.

SUMMARY OF REVENUE SOURCES & EXPENDITURES

TABLE 4.6.1 presents the SCAG region’s revenue forecast by source in five-year increments, from FY2020-21 through FY2044-45.

This is followed by TABLE 4.6.2, which provides details of the region’s expenditures by category in five-year increments.

FIGURE 4.11 Core Revenues, Federal Sources, in Nominal Dollars



Note: Numbers may not sum to total due to rounding; Source: SCAG Revenue Model 2020

TABLE 4.4 New Revenue Sources & Innovative Financing Strategies, in Nominal Dollars, Billions

Revenue Source	Description	Amount	Actions to Ensure Availability	Responsible Party(ies)
Federal Gas Excise Tax Adjustment to Maintain Historical Purchasing Power	Additional \$0.10 per gallon gasoline tax imposed at the federal level starting in 2025 to 2029—indexed to maintain purchasing power.	\$2.7	Requires action of Congress. Strategy is consistent with recommendations from two national commissions to move immediately with augmenting fuel tax resources through conventional Highway Trust Fund mechanisms.	Congress
Mileage-Based User Fee (Replacement)	Mileage-based user fees would be implemented to replace gas taxes—estimated at about \$0.025 (in 2019 dollars) per mile starting in 2030 and indexed to maintain purchasing power.	\$42.7 (est. increment only)	Requires state enabling legislation and action of Congress. In 2017, California successfully conducted a legislatively-mandated pilot program to study the feasibility of a road charge as a replacement to the gas tax, and is currently pursuing next-step studies. The FAST Act establishes the Surface Transportation System Funding Alternatives program, which provides grants to states to demonstrate alternative user-based revenue mechanisms that could maintain the long-term solvency of the Trust Fund.	State Legislature, Congress
Federal Credit Assistance; Other Bond Proceeds	TIFIA/RRIF credit assistance and other bond financing, pledging new local funding (e.g., mileage-based road charge program funding) to help finance specific initiatives including SCORE.	\$2.2	Issuance of debt and TIFIA/RRIF credit agreement terms subject to County Transportation Commissions' respective board policies, and potentially the Southern California Regional Rail Authority (SCRRA).	County Transportation Commissions and USDOT Build America Bureau; other potential parties include SCRRA.
Private Investment	XpressWest, to construct and operate high-speed rail service from the Victor Valley to Las Vegas along the I-15 corridor. Revenue estimate would cover construction costs for the San Bernardino County portion only. This category of funding also assumes private funding for SCAG-region portion of California High-Speed Rail Phase 1; various freight related initiatives.	\$12.7	Contingent upon financing efforts by XpressWest and necessary approvals. Similarly, contingent upon private financing for California High-Speed Rail. For freight investments, contingent upon private entities in the region, including freight railroads.	XpressWest; private partners; freight railroads as may be applicable.

TABLE 4.4 New Revenue Sources & Innovative Financing Strategies, in Nominal Dollars, Billions – Continued

Revenue Source	Description	Amount	Actions to Ensure Availability	Responsible Party(ies)
Local Road Charge Program	Local road charge program assumes a \$0.015 (in 2019 dollars) per mile charge throughout the region that can be implemented on a county basis. This can be adjusted by time-of-day and location with congestion pricing and/or parking pricing at major activity centers. For analysis, also assumed congestion pricing (peak period charges) in parts of Los Angeles County, along with increases in parking pricing at major job centers as a part of the regional job centers strategy.	\$77.8	Requires state enabling legislation for at least two components--mileage-based user fees and congestion pricing. Parking pricing would be subject to local policies.	MPO, CTCs, Caltrans, and FHWA as may be applicable; local jurisdictions.
Value Capture Strategies	Assumed the use of EIFDs and tax increment financing (TIF) to support investment in transit supportive housing infrastructure needs.	\$3.0	Pursue necessary approvals for district formation and TIF.	Local jurisdictions
Transportation Network Company (TNC) Mileage-Based Fee	User fees on TNC mileage —estimated at about \$0.05 (in 2019 dollars) per mile starting in 2021.	\$4.7	Requires state enabling legislation to implement at local level. Currently being explored by LA Metro and a similar measure was approved by voters in San Francisco in 2019.	MPO, CTCs, California Public Utilities Commission, State Legislature

TABLE 4.5 Summary of Revenue Sources

4.5.1 Core & Reasonably Available Revenue Projections—Local Core Revenue Sources, in Nominal Dollars, Billions		
Revenue Source	Revenue Projection Assumptions	Revenue Estimate
Local Option Sales Tax Measures	Description: Locally imposed ½ percent sales tax in four counties (Imperial, Orange, Riverside, and San Bernardino). Permanent 2 percent sales tax in Los Angeles County (combination of two permanent ½ percent sales taxes, Measure R through 2039, and Measure M, which will increase from 1/2 percent to 1 percent upon the expiration of Measure R). Measure D in Imperial County expires in 2050; Measure M in Orange County expires in 2041; Measure A in Riverside County expires in 2039; and Measure D in San Bernardino County expires in 2040. Assumptions: Sales taxes grow consistent with county transportation commission forecasts and historical trends.	\$169.8
Transportation Development Act (TDA)—Local Transportation Fund	Description: The Local Transportation Fund (LTF) is derived from a ¼ cent sales tax on retail sales statewide. Funds are returned to the county of generation and used mostly for transit operations and transit capital expenses. Assumptions: Same sales tax growth rate as used for local option sales tax measures.	\$34.7
Transit Farebox Revenue	Description: Transit fares collected by transit operators in the SCAG region. Assumptions: Farebox revenues increase consistent with historic trends, planned system expansions, and operator forecasts.	\$27.3
Highway Tolls	Description: Revenues generated from toll roads operated by the Transportation Corridor Agencies (TCA), from the SR-91 Express Lanes operated by the Orange County Transportation Authority (OCTA) and Riverside County Transportation Commission (RCTC), and from the MetroExpress Lanes along I-10 and I-110 in Los Angeles County. Assumptions: Toll revenues grow consistent with county transportation commission forecasts and historical trends.	\$32.7
Mitigation Fees	Description: Revenues generated from development impact fees. The revenue forecast includes fees from the Transportation Corridor Agencies (TCA) development impact fee program, San Bernardino County's development impact fee program and Riverside County's Transportation Uniform Mitigation Fee (TUMF) for both the Coachella Valley and Western Riverside County. Assumptions: The financial forecast is consistent with revenue forecasts from TCA, Coachella Valley Council of Governments, Western Riverside Council of Governments, and the San Bernardino County Transportation Commission (SBCTA).	\$2.5
Other Local Sources	Description: Includes local revenue sources such as general funds, transit advertising and auxiliary revenues, lease revenues and interest and investment earnings from reserve funds. For Los Angeles County, interest income from Propositions A and C and Measure R are included under this source. Income from financing is also included, while principal and interest payments are included as part of debt service. Assumptions: Revenues are based on financial data from transit operators and local county transportation commissions.	\$30.2
Local Subtotal		\$297.2

Note: Numbers may not sum to total due to rounding

TABLE 4.5 Summary of Revenue Sources – Continued

4.5.2 Core & Reasonably Available Revenue Projections—State Revenue Sources, in Nominal Dollars, Billions		
Revenue Source	Revenue Projection Assumptions	Revenue Estimate
State Transportation Improvement Program (STIP)	Description: The STIP is a five-year capital improvement program that provides funding from the State Highway Account (SHA) for projects that increase the capacity of the transportation system. The SHA is funded through a combination of state gas excise tax, the Federal Highway Trust Fund, and truck weight fees. The STIP may include projects on state highways, local roads, intercity rail, or public transit systems. The Regional Transportation Planning Agencies (RTPAs) propose 75 percent of STIP funding for regional transportation projects in Regional Transportation Improvement Programs (RTIPs). Caltrans proposes 25 percent of STIP funding for interregional transportation projects in the Interregional Transportation Improvement Program (ITIP). Assumptions: Funds are based upon the 2020 STIP Fund Estimate, 2020 STIP Commission Staff Recommendations, February 28, 2020. Fuel consumption declines in real terms by 1 percent due to increasing fuel efficiency.	\$5.1
State Highway Operation and Protection Plan (SHOPP)	Description: Funds state highway maintenance and operations projects. Assumptions: Short-term revenues are based on overlapping 2016 and 2018 SHOPP programs. Long-term forecasts are consistent with STIP forecasts and assume decline in fuel consumption. As with the HUTA and STA, a portion of SHOPP revenues are indexed due to passage of SB 1, which offsets the effect of the increase in fuel efficiency.	\$63.0
Highway Users Tax Account (HUTA)	Description: Gas tax revenue apportionments distributed via the HUTA to counties and cities in the region. Assumptions: The forecast is based on current funding levels reported by the State Controller. Future funding declines with fuel consumption using assumptions consistent with other sources.	\$36.7
Road Maintenance and Rehabilitation Account (RMRA)	Description: The RMRA was established by SB 1 and is funded by new diesel and gas excise taxes, a transportation improvement fee, and electric vehicle fee. Although the RMRA also provides SHOPP funding, for purposes of the 2020 RTP/SCS financial plan, it only reflects the portion directed to counties and cities. Assumptions: SB 1 indexes the sources for RMRA, offsetting the decline due to fuel efficiency.	\$24.3
State Transit Assistance Fund (STA)	Description: The STA is funded by diesel sales taxes and the transportation improvement fee established under SB 1. SB 1 also created a State of Good Repair Program associated with the STA, which for purposes of this financial plan are included in the STA figures. Assumptions: The forecast is based on current funding levels reported by the State Controller. Future funding declines with fuel consumption but is offset by SB 1 indexing using assumptions consistent with other sources.	\$14.2
Cap-and-Trade Auction Proceeds	Description: The Global Warming Solutions Act of 2006 (AB 32) established the goal of reducing greenhouse gas (GHG) emissions statewide to 1990 levels by 2020. In order to help achieve this goal, the California Air Resources Board (ARB) adopted a regulation to establish a cap-and-trade program that places a “cap” on the aggregate GHG emissions from entities responsible for roughly 85 percent of the state’s GHG emissions. As part of the cap-and-trade program, ARB conducts quarterly auctions where it sells emission allowances. Revenues from the sale of these allowances fund projects that support the goals of AB 32, including transit and rail investments. Funds associated with non-transportation and High-Speed Rail are not included in this amount. Assumptions: The forecast is based on current funding levels reported by the State Controller for the Low Carbon Transit Operations Program and award lists as reported by Caltrans. Given the uncertainty about future allowance prices, annual growth is assumed to be flat and is assumed to end after 2030.	\$2.2
Other State Sources	Description: Other state sources include remaining SB 1 competitive program awards; the Active Transportation Program (ATP); and other miscellaneous state grant apportionments for the SCAG region. Assumptions: Short-term revenues are based on actual apportionments. Future Active Transportation Program funding declines with fuel consumption using assumptions consistent with other sources.	\$9.2
State Subtotal		\$154.8

Note: Numbers may not sum to total due to rounding

TABLE 4.5 Summary of Revenue Sources – Continued

4.5.3 Core & Reasonably Available Revenue Projections—Federal Core Revenue Sources, in Nominal Dollars, Billions		
Revenue Source	Revenue Projection Assumptions	Revenue Estimate
FHWA Non-Discretionary Congestion Mitigation and Air Quality (CMAQ) Program	Description: Program to reduce traffic congestion and improve air quality in non-attainment areas. Assumptions: Short-term revenues are based upon the Caltrans apportionment estimates. Long-term revenues assume that fuel consumption declines by 1 percent (in real terms) annually. CMAQ funding is assumed to be reduced by 25 percent in 2027, an additional 25 percent in 2032, and an additional 25 percent in 2037 due to improved air quality.	\$5.3
FHWA Non-Discretionary Surface Transportation Block Grant (STBG)	Description: Projects eligible for STBG funds include rehabilitation and new construction on any highways included in the National Highway System (NHS) and Interstate Highways (including bridges). Also, transit capital projects, as well as intracity and intercity bus terminals and facilities, are eligible. Assumptions: Short-term revenues are based upon the Caltrans apportionment estimates. Long-term revenues assume that fuel consumption declines by 1 percent (in real terms) annually.	\$7.5
FTA Formula Programs 5307 Urbanized Area Formula, 5310 Enhanced Mobility of Seniors and Individuals with Disabilities Formula, 5311 Rural Formula, 5337 State of Good Repair Formula, and 5339 Bus and Bus Facilities Formula	Description: This includes a number of FTA programs distributed by formula. 5307 is distributed to state urbanized areas with a formula based upon population, population density, number of low-income individuals, and transit revenue and passenger miles of service. Program funds capital projects, planning, job access and reverse commute projects, and operations costs under certain circumstances. 5310 funds are allocated by formula to states for projects providing enhanced mobility to seniors and persons with disabilities. 5311 provides capital, planning, and operating assistance to states to support public transportation in rural areas with populations less than 50,000. 5337 is distributed based on revenue and route miles and provides funds for repairing and upgrading rail transit systems, high-intensity bus systems that use High-Occupancy Vehicle (HOV) lanes, including bus rapid transit (BRT). 5339 provides capital funding to replace, rehabilitate, and purchase buses and related equipment and to construct bus-related facilities. Assumptions: Formula funds are assumed to decline in proportion with the Federal Highway Trust Fund. As with the FHWA sources, fuel consumption declines by 1 percent (in real terms) annually.	\$19.0
FTA Non-Formula Program 5309 Fixed Guideway Capital Investment Grants ("New Starts")	Description: Provides grants for new fixed-guideways or extensions to fixed guideways (projects that operate on a separate right-of-way exclusively for public transportation, or that include a rail or a catenary system), bus rapid transit projects operating in mixed traffic that represent a substantial investment in the corridor, and projects that improve capacity on an existing fixed-guideway system. Assumptions: Operators are assumed to receive FTA discretionary funds in rough proportion to what they have received historically. As with the FHWA sources, fuel consumption declines by 1 percent (in real terms) annually.	\$6.0
Other Federal Sources	Description: Includes other federal programs, such as Transportation Investment Generating Economic Recovery (TIGER) competitive grant program, Highway Safety Improvement Program, Federal Safe Routes to School, Highway Bridge Program, and earmarks. Assumptions: Short-term revenues are based on actual apportionments. Long-term revenues assumes a 1 percent (in real terms) annual decline in fuel consumption as used for other federal funding sources.	\$3.3
Federal Subtotal		\$41.1

Note: Numbers may not sum to total due to rounding

TABLE 4.5 Summary of Revenue Sources – Continued

4.5.4 Core & Reasonably Available Revenue Projections—Innovative Financing and New Revenue Sources, in Nominal Dollars, Billions		
Revenue Source	Revenue Projection Assumptions	Revenue Estimate
Federal Gas Excise Tax Adjustment	Description: Additional 10-cents-per-gallon gasoline tax imposed by the federal government starting in 2025 through 2029. Assumptions: Forecast consistent with historical tax rate adjustments for federal gas taxes.	\$2.7
Mileage-Based User Fee (Replacement)	Description: Mileage-based user fees would be implemented to replace existing gas taxes (state and federal) by 2030. Assumptions: It is assumed that a national mileage-based user fee system would be established during the latter years of the RTP/SCS. An estimated \$0.025 per mile (in 2019 dollars) is assumed starting in 2030 to replace existing gas tax revenues, indexed to maintain purchasing power.	\$42.7 (est. increment only)
Federal Credit Assistance; Other Bond Proceeds	Description: Credit assistance/debt financing is assumed to facilitate construction of regional initiatives, pledging new regional/local funding via road charge program. Assumptions: It is assumed that some credit assistance in the form of TIFIA/RRIF will be needed to facilitate implementation of key regional initiatives. Assumed aggregate level debt service using an interest rate of 2.2 percent over 35 years.	\$2.2
Private Investment	Description: XpressWest, to construct and operate high-speed rail service from Victor Valley to Las Vegas along the I-15 corridor; assumes private sector investment contribution for California High-Speed Rail Phase 1; also includes freight initiatives. Assumptions: Revenue estimate reflects only the San Bernardino County segment costs for XpressWest; SCAG-region segment for California-High Speed Rail Phase 1.	\$12.7
Local Road Charge Program	Description: Local road charge program assumes a per mile charge across the region that can be implemented on a county basis. This can be adjusted by time-of-day and location with congestion pricing and parking pricing at major activity centers. For analysis, also assumed congestion pricing in parts of Los Angeles County, along with increases in parking pricing at major job centers throughout the region as a part of the regional job centers strategy. Assumptions: Assumes a charge of \$0.015 per mile (in 2019 dollars) starting in 2030; peak period congestion charges in parts of Los Angeles County; some increases in parking costs assumed starting in 2025 at regional job centers.	\$77.8
Value Capture Strategies	Description: Formation of EIFDs and use of tax increment financing for transit supportive housing related infrastructure. Assumptions: Based on recent EIFD/tax increment financing studies to fund improved water and sewer infrastructure in Transit Priority Areas	\$3.0
Transportation Network Company (TNC) Mileage-Based Fee	Description: User fees on TNC mileage Assumptions: Estimated at about \$0.05 (in 2019 dollars) per mile starting in 2021	\$4.7
New Revenue Source Subtotal		\$145.7

Note: Numbers may not sum to total due to rounding

TABLE 4.6.1 FY2021–FY2045 RTP/SCS Revenues, in Nominal Dollars, Billions

Revenue Sources		FY2021 – FY2025	FY2026 – FY2030	FY2031 – FY2035	FY2036 – FY2040	FY2041 – FY2045	Total
Local	Sales Tax	\$28.4	\$34.3	\$41.4	\$48.9	\$51.5	\$204.5
	– Local Option Sales Tax Measures	\$23.6	\$28.7	\$34.7	\$40.9	\$42.0	\$169.8
	– Transportation Development Act (TDA)—Local Transportation Fund	\$4.8	\$5.7	\$6.7	\$8.0	\$9.5	\$34.7
	Transit Farebox Revenue	\$3.5	\$4.4	\$5.2	\$6.4	\$7.8	\$27.3
	Highway Tolls (in core revenue forecast)	\$3.4	\$4.5	\$6.0	\$8.0	\$10.7	\$32.7
	Mitigation Fees	\$0.4	\$0.4	\$0.5	\$0.5	\$0.6	\$2.5
	Other Local Sources	\$6.5	\$5.4	\$7.3	\$6.6	\$4.3	\$30.2
	Local Total	\$42.2	\$49.1	\$60.5	\$70.6	\$74.9	\$297.2
State	State Transportation Improvement Program (STIP)	\$1.3	\$0.7	\$0.9	\$1.0	\$1.2	\$5.1
	– Regional Transportation Improvement Program (RTIP)	\$1.1	\$0.5	\$0.6	\$0.7	\$0.9	\$3.8
	– Interregional Transportation Improvement Program (ITIP)	\$0.1	\$0.2	\$0.2	\$0.3	\$0.3	\$1.2
	State Highway Operation and Protection Plan (SHOPP)	\$8.5	\$10.2	\$12.2	\$14.6	\$17.5	\$63.0
	Highway Users Tax Account (HUTA)	\$5.1	\$6.0	\$7.1	\$8.4	\$10.0	\$36.7
	Road Maintenance and Rehabilitation Account (RMRA)	\$3.1	\$3.8	\$4.7	\$5.7	\$7.0	\$24.3
	State Transit Assistance Fund (STA)	\$1.9	\$2.3	\$2.8	\$3.3	\$3.9	\$14.2
	Cap-and-Trade Auction Proceeds	\$1.1	\$1.1	\$0.0	\$0.0	\$0.0	\$2.2
	Other State Sources	\$1.6	\$1.6	\$1.8	\$2.0	\$2.2	\$9.2
	State Total	\$22.6	\$25.8	\$29.5	\$35.1	\$41.9	\$154.8

Note: Numbers may not sum to total due to rounding

TABLE 4.6.1 FY2021–FY2045 RTP/SCS Revenues, in Nominal Dollars, Billions – Continued

Revenue Sources		FY2021 – FY2025	FY2026 – FY2030	FY2031 – FY2035	FY2036 – FY2040	FY2041 – FY2045	Total
Federal	Federal Transit	\$4.4	\$4.7	\$5.0	\$5.3	\$5.6	\$25.0
	– Federal Transit Formula	\$3.4	\$3.6	\$3.8	\$4.0	\$4.2	\$19.0
	– Federal Transit Non-Formula	\$1.1	\$1.1	\$1.2	\$1.3	\$1.3	\$6.0
	Federal Highway & Other	\$3.4	\$3.3	\$3.2	\$3.1	\$3.2	\$16.1
	– Congestion Mitigation and Air Quality (CMAQ)	\$1.5	\$1.3	\$1.0	\$0.8	\$0.8	\$5.3
	– Surface Transportation Block Grant (STBG)	\$1.3	\$1.4	\$1.5	\$1.6	\$1.7	\$7.5
	– Other Federal Sources	\$0.5	\$0.6	\$0.7	\$0.7	\$0.8	\$3.3
	Federal Total	\$7.8	\$8.0	\$8.1	\$8.4	\$8.8	\$41.1
New	Federal Gas Excise Tax Adjustment	\$0.6	\$2.1	\$0.0	\$0.0	\$0.0	\$2.7
	Mileage-Based User Fee (Replacement)	\$0.0	\$1.6	\$10.4	\$13.7	\$16.9	\$42.7
	Federal Credit Assistance; Other Bond Proceeds	\$0.0	\$2.2	\$0.0	\$0.0	\$0.0	\$2.2
	Private Equity Participation	\$3.2	\$0.0	\$2.1	\$4.2	\$3.2	\$12.7
	Local Road Charge Program	\$0.2	\$5.8	\$21.0	\$23.8	\$26.9	\$77.8
	Enhanced Infrastructure Financing District	\$0.0	\$0.8	\$0.8	\$0.8	\$0.8	\$3.0
	TNC Fee	\$0.7	\$0.8	\$0.9	\$1.1	\$1.2	\$4.7
	New Revenue Total	\$4.7	\$13.3	\$35.1	\$43.5	\$49.1	\$145.7
Revenue Total		\$77.3	\$96.2	\$133.2	\$157.6	\$174.6	\$638.9

Note: Numbers may not sum to total due to rounding

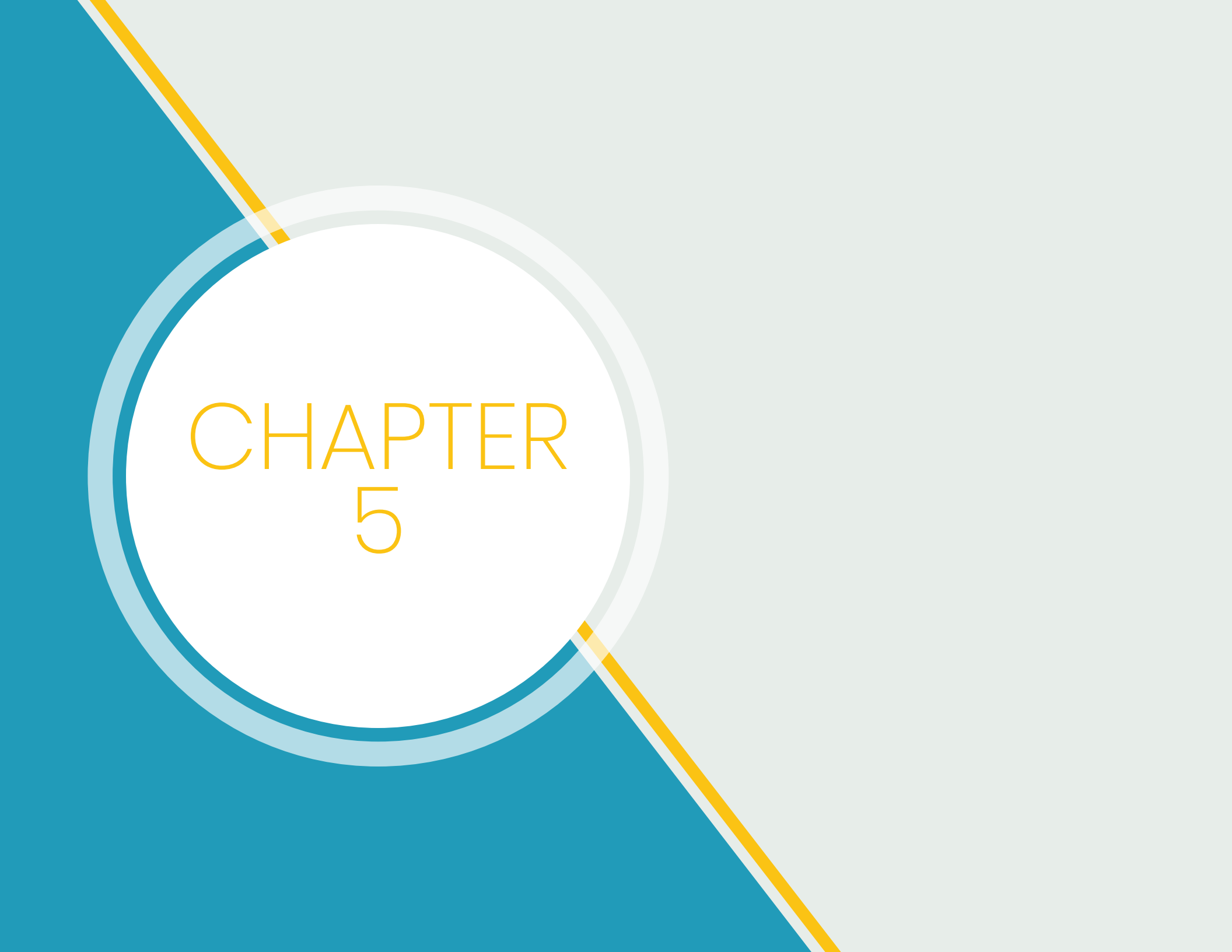
TABLE 4.6.2 FY2021–FY2045 RTP/SCS Expenditures, in Nominal Dollars, Billions

RTP Costs	FY2021 – FY2025	FY2026 – FY2030	FY2031 – FY2035	FY2036 – FY2040	FY2041 – FY2045	Total
Capital Projects and Other Programs	\$36.2	\$44.6	\$68.0	\$70.9	\$67.6	\$287.3
Arterials	\$7.1	\$4.7	\$4.2	\$4.1	\$0.7	\$20.7
Goods Movement (including Grade Separations)	\$4.8	\$9.3	\$9.6	\$22.7	\$19.6	\$66.0
High-Occupancy Vehicle/Express Lanes	\$0.9	\$3.2	\$3.3	\$3.4	\$2.6	\$13.4
Mixed-Flow and Interchange Improvements	\$2.7	\$1.7	\$1.7	\$1.4	\$2.8	\$10.3
Transportation System Management (including ITS)	\$1.4	\$1.4	\$3.3	\$3.9	\$3.7	\$13.7
Transit	\$10.9	\$13.9	\$20.4	\$13.5	\$8.1	\$66.8
Passenger Rail	\$4.6	\$6.5	\$14.5	\$9.3	\$18.4	\$53.3
Active Transportation	\$1.6	\$2.3	\$4.2	\$4.9	\$4.6	\$17.7
Transportation Demand Management	\$0.7	\$0.2	\$2.4	\$2.4	\$1.7	\$7.3
Other**	\$1.5	\$1.5	\$4.3	\$5.4	\$5.4	\$18.1
Operations and Maintenance	\$35.9	\$44.9	\$57.4	\$77.8	\$100.0	\$316.0
State Highways	\$8.5	\$10.2	\$12.2	\$17.1	\$20.0	\$68.0
Transit	\$20.5	\$24.9	\$31.8	\$41.2	\$55.4	\$173.9
Passenger Rail	\$2.0	\$2.7	\$4.3	\$7.5	\$10.1	\$26.6
Regionally Significant Local Streets and Roads*	\$4.8	\$7.1	\$9.1	\$12.0	\$14.4	\$47.5
Debt Service	\$5.2	\$6.6	\$7.8	\$8.9	\$7.0	\$35.6
Cost Total	\$77.3	\$96.2	\$133.2	\$157.6	\$174.6	\$638.9

Note: Numbers may not sum to total due to rounding

* Includes \$4.8 billion for active transportation in addition to capital project investment level of \$17.7 billion for a total of \$22.5 billion for active transportation improvements

** Includes Safety, Pooled Incentives, Mobility Equity Fund, Regional PEV Charger Program, and Others

The slide features a light gray background with a large teal triangle on the left side. A white circle is centered on the teal triangle, containing the text 'CHAPTER 5' in a gold, sans-serif font. Two parallel gold lines run diagonally across the slide, one above and one below the white circle.

CHAPTER 5

CHAPTER 5

MEASURING OUR PROGRESS

CONNECT SOCAL & PERFORMANCE-BASED PLANNING

SCAG has been incorporating performance measures into its Regional Transportation Plan (RTP) evaluation process since development of the 1998 Plan. For the 2004 RTP, SCAG developed a set of measurable outcomes that were based upon the principle of sustainability, which includes environmental preservation, linking transportation and land use and focusing on how the region meets its critical system preservation needs. Connect SoCal builds upon the sustainability goals established in previous RTP cycles, reflecting the ever-evolving needs and priorities of our region. The performance measures developed in support of Connect SoCal are focused on a set of outcomes that aim to continue to strengthen land-use and transportation connections, enhance the health of our region's residents, reduce greenhouse gas (GHG) emissions, and ameliorate the consequential effects of climate change.

Implementation of the strategies, programs and projects identified in Connect SoCal will help to secure a safe, efficient, sustainable and prosperous future for our region. To demonstrate the effectiveness of Connect SoCal toward achieving our regional goals and desired outcomes, SCAG conducted a 'Plan' vs 'No Plan' (or 'Baseline') analysis, which compares how the region would perform with and without implementation of the Plan. The conclusions of that analysis are the focus of this chapter. More details on the Connect SoCal performance analysis and its results may be found in the Performance Measures Technical Report.

Implementation of the Plan would result in a regional transportation system that provides improved travel conditions and better air quality, while also ensuring an equitable distribution of benefits among the various communities that comprise the SCAG region. With Connect SoCal, trips to work, schools and other key destinations would be faster and more efficient. Connect SoCal improves the integration of multiple transportation modes, leading to an increase in carpooling, demand for transit and use of active transportation (bicycle and pedestrian) modes for work trips and for other trips made throughout the day.

Analysis conducted by SCAG found that, in comparison to the 2045 Baseline, Connect SoCal will:

- Increase the combined percentage of work trips made by carpooling, active transportation, and public transit by 3 percent, with a commensurate reduction in the number of commuters traveling by single-occupancy vehicle
- Reduce vehicle miles traveled per capita by 5 percent and vehicle hours traveled per capita by 9 percent (for automobiles and light/medium-duty trucks) as a result of more efficient land use strategies and improved regional transit service
- Increase transit use for work trips by 2 percent, as a result of improved transit service and more transit-oriented, mixed-use development
- Reduce travel delay per capita by 26 percent
- Reduce heavy-duty truck delay by 24 percent
- Create more than 264,500 new jobs annually, due to an increased level of economic competitiveness throughout the region, and improved regional economic performance. This more competitive economic environment would be the result of an improved regional transportation system and reduced levels of congestion
- Reduce greenfield development by 29 percent. Conservation of open space, agricultural lands, and other rural land uses may be achieved by focusing new residential and commercial development in higher density areas that are already equipped with the requisite urban infrastructure.

Note, the above transportation performance results do not include off-model adjustments and are therefore considered to be conservative estimates of Connect SoCal performance.

Connect SoCal also focuses on improving public health outcomes in the SCAG region. Some key performance results include a reduction in our regional obesity rate and a reduction in the share of our population that suffers from pathologies related to lack of regular physical activity, such as hypertension and type 2 diabetes. The total annual healthcare costs for respiratory disease will be reduced under the Plan by more than 5 percent compared to the Baseline. Implementation of Connect SoCal would provide more than \$346 million in healthcare cost savings per year as a result of reductions in several chronic diseases and would bring significant benefits for the regional economy. When looking specifically at air-pollution related health incidences, the region is expected to save over \$180 million in healthcare expenditures annually. These

public health improvements are the result of Connect SoCal investments in active transportation, more walkable and bikeable communities and improved regional air quality.

PERFORMANCE GOALS & REQUIREMENTS

The Connect SoCal performance measurement process provides a means for determining how well the program of investments included in the Plan correspond to the overall goals and desired vision for the future of the SCAG region. As part of the development of Connect SoCal, a set of 10 high level goals for the Plan were adopted. The goals are intentionally general in nature, and the Connect SoCal performance measures are not intended to correspond specifically to each of the Plan goals. However, they are complementary, with most of the performance measures supporting multiple goals. While the Connect SoCal goals are visionary in nature, the performance outcomes provide a more specific framework to guide the region toward achievement of the higher level goals. Performance measures, in turn, are the quantitatively defined variables used to assess progress within each of the outcome categories.

Performance measures are also used to ensure that the Plan meets all federal and state mandates. These requirements will be discussed in detail in a subsequent section of this chapter.

PERFORMANCE OUTCOMES & MEASURES

Senate Bill 375 (SB 375) provided a strong regulatory foundation for addressing the daunting challenges presented by climate change. The ambitious GHG reduction goals and associated sustainability planning requirements mandated by SB 375 served to further fortify SCAG's already firm commitment to the monitoring of regional GHG emissions reductions and achievement of regional sustainability objectives, as well as promoting the integration of transportation and land use planning.

The Connect SoCal performance measures are focused on specific outcomes that will serve to strengthen the land-use transportation connections in the SCAG region and enhance the physical health of our region's residents, while also facilitating attainment of GHG emissions reduction goals and ameliorating the consequential impacts of climate change. The set of outcomes and performance measures used to evaluate various scenarios for Connect SoCal are presented in the Performance Measures Technical Report.

USES OF PERFORMANCE MEASURES

The Connect SoCal performance measures serve to gauge progress toward meeting the goals and objectives for our region as outlined in the Plan, as well to ensure that the region meets state requirements for reducing GHG emissions and planning for a more sustainable future. The results of SCAG's performance analysis and assessment process allow us to conclude that implementation of the integrated program of projects, strategies and policy recommendations of Connect SoCal will result in significant benefits to our region, not only in respect to the transportation-related objectives of improved mobility and accessibility; but also for better air quality, stimulated regional economic activity and job creation, community and environmental sustainability, social equity, and environmental justice.

Performance monitoring is an invaluable tool to facilitate linkage of the regional goals and desired outcomes identified in Connect SoCal with actual performance at the implementation level. The monitoring of local and regional progress is key to understanding which projects, programs, and strategies are proving successful in meeting our regional goals and which ones may require modification or reconsideration. Ultimately, progress toward our regional objectives is made through implementation at the local level.

Ongoing performance monitoring serves to guide future planning efforts and support local and regional transportation system investment decision-making. The assessment of regional performance over time allows us to set meaningful performance targets and milestones so that progress and setbacks may be effectively evaluated and addressed in a timely manner. On-going performance monitoring also helps to identify emerging trends in the region that may need to be accounted for in our interim planning activities, as well as to inform development of the next RTP/Sustainable Communities Strategy (SCS).

CONNECT SOCAL PERFORMANCE OUTCOMES

This section summarizes how well the Connect SoCal program of transportation improvement projects, land use strategies and sustainable communities policy recommendations are expected to perform when fully implemented. The performance of the Plan is assessed through the modeling of several discretely defined outcome scenarios. The modeling outputs are then compared, using standardized performance measures, to quantify differences in the model results between various scenarios.

Three planning scenarios are referenced in Connect SoCal: Base Year, Baseline and Plan.

- **Base Year** represents existing conditions in the SCAG region as of 2016. This includes our regional transportation system, land use patterns and socio-economic characteristics (households and employment). The year 2016 was selected as the 'Base Year' for this analysis because it is the year of the most recent available data for all variables related to Connect SoCal performance outcomes.
- **Baseline** represents the future regional transportation system that will result from the continuation of current programs, including projects currently under construction or undergoing right-of-way acquisition, those transportation plans and projects programmed and committed to in the 2019 Federal Transportation Improvement Program (FTIP), and/or transportation projects that have already received environmental clearance.
- **Plan** represents future conditions in 2045 wherein the transportation investments, policy recommendations and strategies identified in Connect SoCal are fully implemented.

The Base Year, Baseline and Plan scenarios discussed in this chapter were developed to help evaluate the performance of the strategies, programs and projects presented in Connect SoCal and to meet various state and federal requirements.

TABLE 5.1 presents the Connect SoCal performance outcomes and the associated measures used to forecast Plan performance. The table also includes specific performance results for both the Baseline and the Plan.

PERFORMANCE OUTCOME CATEGORIES

The Connect SoCal performance monitoring program is based upon performance goals, outcomes and measures. As discussed previously, the goals refer to high level regional objectives for the Plan. The performance goals correlate to how we envision the future of the SCAG region and what planning priorities need to be emphasized through the Plan to achieve that vision. Connect SoCal includes 10 overall performance goals as presented in the Performance Measures Technical Report.

For Connect SoCal, eight outcome categories have been designated, each representing a primary performance focus area for the Plan. These performance outcome categories include:

1. Location Efficiency
2. Mobility and Accessibility
3. Safety and Public Health
4. Environmental Quality
5. Economic Opportunity
6. Investment Effectiveness
7. Transportation System Sustainability
8. Environmental Justice

An additional set of performance measures to be used for SCAG's on-going regional monitoring effort are described and discussed in the Connect SoCal Performance Measures Technical Report. The next section of this chapter defines these categories and introduces the specific measures used to evaluate the performance of Connect SoCal.

CONNECT SOCIAL PERFORMANCE PROFILE

LOCATION EFFICIENCY

High Quality Transit Area
Household Growth Share

45.2%
Baseline

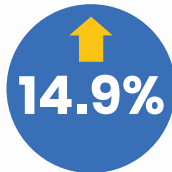
51.2%
Plan



High Quality Transit Area
Employment Growth Share

44.8%
Baseline

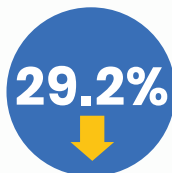
59.7%
Plan



Rural Land Consumption

100 sq. miles
Baseline

71 sq. miles
Plan



LESS TIME SPENT DRIVING

Daily Miles Driven per capita

21.8 mi
Baseline

20.7 mi
Plan



Daily Traffic Delay per capita

11.3 mins
Baseline

8.4 mins
Plan



Heavy Duty Truck Delay Highway

186,276 hrs
Baseline

144,744 hrs
Plan



Heavy Duty Truck Delay Arterial

32,027 hrs
Baseline

23,492 hrs
Plan

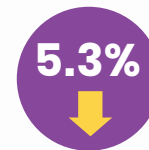


IMPROVED AIR QUALITY

Reactive Organic Gas Emissions

46.5 tons
Baseline

44.1 tons
Plan



Carbon Monoxide Emissions

325.8 tons
Baseline

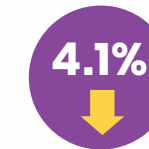
307.3 tons
Plan



PM_{2.5} Emissions

12.9 tons
Baseline

12.4 tons
Plan



GHG Reductions

YEAR	TARGET	PLAN
2020	8%	8%
2035	19%	19%

ECONOMIC OPPORTUNITY

Benefit/Cost Ratio



\$346 Million
Saved in Annual
Healthcare Expenditure

264,500
Annual New Jobs Supported By
Improved Competitiveness

168,400
Annual New Jobs Supported By
Transportation Investments

CONNECT SOCAL PERFORMANCE RESULTS

Daily Vehicle Miles Traveled (VMT)* per capita



Baseline to Plan
Comparison

-5.0%



Base Year to Plan
Comparison

-10.8%

Daily Minutes of Person Delay per capita



Baseline to Plan
Comparison

-25.7%



Base Year to Plan
Comparison

-20.0%

	2016 BASE YEAR	2045 BASELINE	2045 PLAN	
DAILY VMT per capita	30.7 MILES	32.6 MILES	32.4 MILES	IMPERIAL COUNTY
DAILY DELAY per capita	3.3 MINUTES	12.1 MINUTES	8.1 MINUTES	
DAILY VMT per capita	22.2 MILES	20.4 MILES	19.2 MILES	LOS ANGELES COUNTY
DAILY DELAY per capita	13.4 MINUTES	13.4 MINUTES	10.5 MINUTES	
DAILY VMT per capita	24.1 MILES	22.9 MILES	22.3 MILES	ORANGE COUNTY
DAILY DELAY per capita	10.0 MINUTES	11.0 MINUTES	8.0 MINUTES	
DAILY VMT per capita	23.0 MILES	21.6 MILES	20.6 MILES	RIVERSIDE COUNTY
DAILY DELAY per capita	5.6 MINUTES	8.4 MINUTES	5.4 MINUTES	
DAILY VMT per capita	26.1 MILES	25.6 MILES	24.5 MILES	SAN BERNARDINO COUNTY
DAILY DELAY per capita	5.4 MINUTES	8.3 MINUTES	5.2 MINUTES	
DAILY VMT per capita	22.3 MILES	21.0 MILES	19.6 MILES	VENTURA COUNTY
DAILY DELAY per capita	5.6 MINUTES	6.1 MINUTES	3.4 MINUTES	

Note: Base Year: 2016 Existing Conditions, Baseline: Continuation of current trends without Plan, Plan: Full implementation of Connect SoCal

*VMT per capita refers to automobiles & light trucks only

TABLE 5.1 Connect SoCal Performance Measures & Results

Outcome Group	Performance Measure	Definition	Objective	Category	2045 Performance Results		
					Baseline	Connect SoCal	Trend
Location Efficiency	Share of regional household growth occurring in HQTAs	Percent of the region's total household growth occurring within HQTAs	Improvement (increase) over Baseline	Percent of households located in HQTAs	45.2%	51.2%	↑
	Share of regional employment growth occurring in HQTAs	Percent of the region's total employment growth occurring within HQTAs	Improvement (increase) over Baseline	Percent of jobs located in HQTAs	44.8%	59.7%	↑
	Land consumption	Total acreage of greenfield or otherwise rural land uses converted to urban use	Improvement (decrease) over Baseline	Greenfield land consumed	100 sq miles	71 sq miles	↓
	VMT per capita	Daily vehicle miles driven per person	Improvement (decrease) over Baseline	Automobiles and light-duty trucks	21.8 miles	20.7 miles	↓
	Average distance traveled	Average daily distance traveled for work and non-work trips (in miles)	Improvement (decrease) over Baseline	Work Trips	17.9 miles	17.7 miles	↓
				Non-Work Trips	5.8 miles	5.7 miles	↓
	Percent of trips less than 3 miles	Percentage of work and non-work trips which are less than 3 miles in length	Improvement (increase) over Baseline	Work Trips	14.0%	14.3%	↑
				Non-Work Trips	40.5%	41.4%	↑
	Work trip length distribution	Statistical distribution of work trip length	Improvement (increase in share of short trip lengths) over Baseline	Trip Length: 10 miles or less	42.3%	42.4%	↑
				Trip Length: 25 miles or less	76.6%	76.6%	↔

TABLE 5.1 Connect SoCal Performance Measures & Results – Continued

Outcome Group	Performance Measure	Definition	Objective	Category	2045 Performance Results		
					Baseline	Connect SoCal	Trend
Mobility & Accessibility	Person delay per capita	Average minutes of delay experienced per capita due to traffic congestion	Improvement (decrease) over Baseline	Daily minutes of delay per capita	11.3 mins	8.4 mins	↓
	Person hours of delay by facility type	Excess travel time resulting from the difference between a reference speed and actual speed	Improvement (decrease) over Baseline	Highway	1,648,575 hrs	1,224,572 hrs	↓
				HOV	127,650 hrs	31,740 hrs	↓
				Arterial	2,006,711 hrs	1,523,701 hrs	↓
	Truck delay by facility type	Excess travel time for heavy duty trucks resulting from the difference between a reference speed and actual speed	Improvement (decrease) over Baseline	Highway	186,276 hrs	144,744 hrs	↓
				Arterial	32,027 hrs	23,492 hrs	↓
	Travel time distribution by mode	Percentage of PM peak period trips completed within 45 minutes by travel mode	Improvement (increase) over Baseline	Transit Trips	46.70%	47.20%	↑
				HOV Trips	78.30%	83.90%	↑
				SOV Trips	80.10%	85.40%	↑
	Transit mode share	Percentage of trips that use transit (work and all trips)	Improvement (increase) over Baseline	All Trips	3.60%	4.90%	↑
				Work Trips	4.00%	6.10%	↑
	Mean commute time	Average travel time to work (all modes)	Improvement (decrease) over Baseline	Average commute time (minutes)	32.1	30.2	↓

TABLE 5.1 Connect SoCal Performance Measures & Results – Continued

Outcome Group	Performance Measure	Definition	Objective	Category	2045 Performance Results		
					Baseline	Connect SoCal	Trend
Safety & Public Health	Vehicle collision rate by severity	Collision rate per 100 million vehicle miles traveled	Improvement (decrease)	Fatality rate	N/A	0.12	N/A
				Serious injury rate	N/A	1.97	N/A
	Air pollution-related health measures	Annual air pollution-related respiratory disease incidence and cost	Improvement (decrease) over Baseline	Pollution-related respiratory health incidences	192,400	182,200	↓
				Pollution-related respiratory health costs	\$3.34 billion	\$3.16 billion	↓
	Physical activity-related health measures	Health incidences and costs related to lack of physical activity and/or obesity	Improvement (decrease) over Baseline	Daily per capita walking	5.8 mins	6.7 mins	↑
				Daily per capita biking	0.5 mins	0.7 mins	↑
				Daily per capita driving	48.4 mins	43.2 mins	↓
				Obesity rate	30.30%	30.10%	↓
				Hypertension rate	26.40%	26.30%	↓
				Cardiovascular disease rate	4.37%	4.36%	↓
				Diabetes (type 2) rate	8.10%	7.90%	↓
	Active transportation mode share*	Percentage of trips using either walking or biking (by trip type)	Improvement (increase) over Baseline	Walk share (work trips)	2.70%	3.00%	↑
				Bike share (work trips)	1.00%	1.20%	↑
				Walk share (non-work trips)	9.10%	10.10%	↑
				Bike share (non-work trips)	1.80%	2.30%	↑
				Walk share (all trips)	7.80%	8.70%	↑
				Bike share (all trips)	1.70%	2.10%	↑

*Values do not include off-model adjustment factors, see "Active Transportation Mode Share" section for additional details.

TABLE 5.1 Connect SoCal Performance Measures & Results – Continued

Outcome Group	Performance Measure	Definition	Objective	Category	2045 Performance Results		
					Baseline	Connect SoCal	Trend
Environmental Quality	Greenhouse gas (GHG) emissions reduction	Percent reduction in per capita GHG emissions (from 2005 levels)	Meet state and regional GHG reduction targets	2020	N/A	8%	N/A
				2035	N/A	19%	N/A
	Criteria pollutant emissions	ROG, CO, NOx, PM10, and PM2.5 emissions (tons per day)	Meet federal air quality conformity requirements	Reactive organic gases (ROG)	46.5 tons	44.1 tons	↓
				Carbon monoxide (CO)	325.8 tons	307.3 tons	↓
				Oxides of nitrogen (NOx)	82.9 tons	79.5 tons	↓
				Particulate matter (PM10)	31.7 tons	30.4 tons	↓
				Particulate matter (PM2.5)	12.9 tons	12.4 tons	↓
	Non-SOV mode share	Percentage of trips using a travel mode other than single occupancy vehicle (SOV)	Improvement (increase) over Baseline	All Trips	62.8%	64.9%	↑
				Work Trips	30.9%	33.3%	↑
Economic Opportunity	New jobs supported by improved economic competitiveness	Number of new jobs supported by improved regional economic competitiveness	Improvement (increase) over Baseline	Annual number of new jobs generated by Connect SoCal	N/A	264,500	N/A
	New jobs supported by transportation system investments	Number of new jobs supported by Connect SoCal transportation system investments	Improvement (increase) over Baseline	Annual number of new jobs generated by Connect SoCal	N/A	168,400	N/A

* Comparative figures shown for Criteria Pollutant Emissions are for the 2016 Base Year

TABLE 5.1 Connect SoCal Performance Measures & Results – Continued

Outcome Group	Performance Measure	Definition	Objective	Category	2045 Performance Results		
					Baseline	Connect SoCal	Trend
Investment Effectiveness	Transportation system investment benefit/cost ratio	Ratio of monetized user and social benefits relative to transportation system investment expenditures	Benefit/cost ratio greater than 1.0	Benefit ratio per \$1 investment	N/A	2.06	N/A
Transportation System Sustainability	Cost per capita to preserve the regional multimodal transportation system in current state of good repair	Annual cost per capita required to preserve the regional multimodal transportation system to current conditions	Improvement (decrease) over Baseline	Cost per capita (per year)	N/A	\$562	N/A
Environmental Justice	See Table 5.5: Connect SoCal Environmental Justice Performance Measures		Meet federal Environmental Justice requirements: No unaddressed disproportionately high and adverse effects on low income or minority communities				

Source: SCAG

CONNECT SOCAL PERFORMANCE OUTCOMES

OUTCOME 1: LOCATION EFFICIENCY

The 'Location Efficiency' performance outcome reflects how improved coordination of land use and transportation planning affects the movement of people and goods throughout the SCAG region. This outcome has seven associated performance measures to assess progress provided by Connect SoCal toward achieving our Location Efficiency objectives:

- Share of Household Growth in High Quality Transit Areas
- Share of Employment Growth in High Quality Transit Areas
- Land Consumption
- Vehicle Miles Traveled per Capita
- Average Distance Traveled
- Percent of Trips Less than Three Miles
- Work Trip Length Distribution

The following is a summary of the Location Efficiency performance measures:

SHARE OF HOUSEHOLD GROWTH IN HIGH QUALITY TRANSIT AREAS

By 2045, the share of new households located within designated High Quality Transit Areas (HQTAs) is projected to increase by 6 percent between the Baseline (45.2 percent) and Connect SoCal (51.2 percent).

SHARE OF EMPLOYMENT GROWTH IN HIGH QUALITY TRANSIT AREAS

Growth in the share of new regional employment located within HQTAs is projected to increase by 15.3 percent between the Baseline (44.8 percent) and Connect SoCal (60.1 percent) by 2045.

LAND CONSUMPTION

The land consumption metric is used to assess the amount of previously agricultural or otherwise undeveloped land that has changed from rural to more intensive development. 'Greenfield' land consumption refers to new urban development occurring on land that has not previously been developed, or otherwise impacted by, urbanized use, including agricultural lands, forests, deserts and other open spaces. Rural land consumption under Connect SoCal would be substantially less (71 square miles) than under the Baseline (100 square miles).

VEHICLE MILES TRAVELED PER CAPITA

Vehicle miles traveled (VMT) per capita is an essential metric used for monitoring the impact of population and economic growth on our regional transportation system. VMT measures the total number of miles traveled by motor vehicles within the SCAG region. Increases in VMT may impact traffic congestion, air quality and the overall quality of life in our region. As a region with an ever-growing population and a vibrant economy, it is expected that more people will be making use of our regional transportation system to get to their places of employment and to engage in other daily economic, service, and entertainment activities. The challenge is to identify effective solutions to balance our regional mobility needs with the imperative to address the consequential impacts of climate change.

The monitoring of VMT per capita (for automobiles and light trucks) became even more important with the passage of SB 375, which led to state-mandated reduction targets for regional GHG emissions. According to the U.S. Environmental Protection Agency (U.S. EPA), the transportation sector produces about 30 percent of all GHG emissions, with automobiles contributing approximately 60 percent of transportation sector emissions.

SB 375 engendered the passage of several subsequent legislative measures for purposes of implementing its GHG reduction mandate. SB 743, passed in 2013, directed the Governor's Office of Planning and Research (OPR) to identify a new metric for assessing California Environmental Quality Act (CEQA) transportation impacts that would serve to promote achievement of statewide GHG reduction goals. Ultimately, VMT was selected as the most viable of several alternatives evaluated to replace the previously used 'Level of Service' (LOS) methodology,

which focused exclusively on vehicle delay. Replacing the LOS methodology with a VMT-based assessment metric satisfies the SB 743 objectives of reducing GHG emissions, promoting mixed-use and infill development, and encouraging the provision of active transportation infrastructure. The new VMT-based CEQA transportation impact assessment requirement will take effect statewide on July 1, 2020, further elevating the importance of monitoring VMT at the regional and local levels. Connect SoCal has not taken any credits in regard to potential per capita VMT reduction through SB 743 implementation. By monitoring progress in reducing per capita VMT through implementation of the various transportation investments and land use strategies outlined in Connect SoCal, we are better able to accurately gauge progress toward achieving our regional GHG emissions reduction goals.

Daily per capita VMT in the SCAG region is projected to decrease in 2045 from 21.8 miles under the Baseline to 20.7 miles with Connect SoCal. **FIGURE 5.1** shows per capita VMT by county.

AVERAGE DISTANCE TRAVELED

In 2045, the average distance traveled one-way for work trips in the SCAG region is projected to decrease slightly from 17.9 miles under the Baseline to 17.7

miles with Connect SoCal. The average distance traveled one-way for non-work trips in 2045 is also projected to decrease, from 5.8 miles to 5.7 miles.

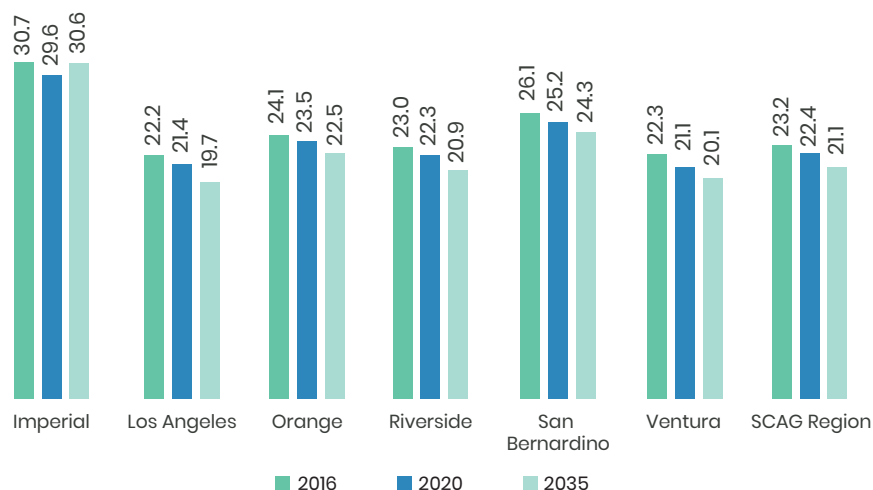
PERCENT OF TRIPS LESS THAN THREE MILES

The majority of trips in Southern California are made by people driving alone in their vehicles. As trip lengths become shorter, particularly to within a few miles, people become more amenable to the use of transit, bicycling, walking or using other travel modes instead of driving alone. By 2045, the share of work trips less than three miles in length is projected to increase from 14 percent to 14.3 percent; and from 40.5 percent to 41.4 percent for non-work trips. Land use strategies that emphasize location efficiency, investments in active transportation, and transit system enhancements contribute to achieving these results.

WORK TRIP LENGTH DISTRIBUTION

A primary objective of Connect SoCal is the reduction of commuting distances in the SCAG region. The share of work trips under 25 miles one-way is projected to remain unchanged at 76.6 percent. However, a subset of this group, the share of work trips less than 10 miles in length one-way, is expected to increase slightly from 42.3 percent to 42.4 percent.

FIGURE 5.1 Daily Vehicle Miles Traveled (VMT) per Capita by County



Source: SCAG Regional Travel Demand Model

OUTCOME 2: MOBILITY & ACCESSIBILITY

The 'Mobility and Accessibility' outcome is defined as the ability to reach desired destinations with relative ease and within a reasonable time, using available transportation choices. This section discusses the mobility and accessibility performance measures for Connect SoCal.

MOBILITY

Mobility performance measures are based on the metric of travel delay. Delay is defined as the difference between an actual travel time and the expected travel time at a reference speed for a specified mode. Travel delay is measured in vehicle-hours of delay, from which person-hours of delay is derived. The measures used to evaluate alternatives for the mobility outcome include:

- Person Delay per Capita
- Person Hours of Delay by Facility Type

- Truck Delay by Facility Type

PERSON DELAY PER CAPITA

FIGURE 5.2 shows daily minutes of delay experienced per capita for each of the six counties, and for the entire SCAG region. Normalizing delay by the number of people living in an area provides insight as to how well the region is mitigating traffic congestion within the context of increasing population growth. Daily minutes of delay per capita would be expected to increase by 2045 in all six counties of the region under Baseline conditions. However, implementation of Connect SoCal would reduce delay substantially, to about 20 percent below 2016 levels and about 26 percent below the Baseline.

PERSON-HOURS OF DELAY BY FACILITY TYPE

Travel delay is also assessed by comparing the number of person-hours of delay experienced on different facility types. The person-hours of delay by facility type metric differentiates the amount of delay experienced by commuters traveling on mixed flow lanes, carpools using high-occupancy vehicle (HOV) lanes, and on our arterial roadways. As shown in **FIGURE 5.3**, person delay experienced on the mixed flow lanes of our highways would improve upon Baseline conditions with Connect SoCal by approximately 26 percent, while delay on HOV facilities will be reduced even more significantly, by more than 75 percent. Delay on arterial roadways in the SCAG region would be reduced by about 24 percent between the Baseline and the Plan.

TRUCK DELAY BY FACILITY TYPE

The Truck Delay by Facility Type performance measure estimates average daily delay experienced by heavy-duty trucks on freeways and arterials in the SCAG region. Connect SoCal includes significant investments in transportation system improvements to facilitate goods movement. **FIGURE 5.4** summarizes heavy duty truck delay projections for freeways and on major arterials in the SCAG region for the Base Year, Baseline, and Connect SoCal.

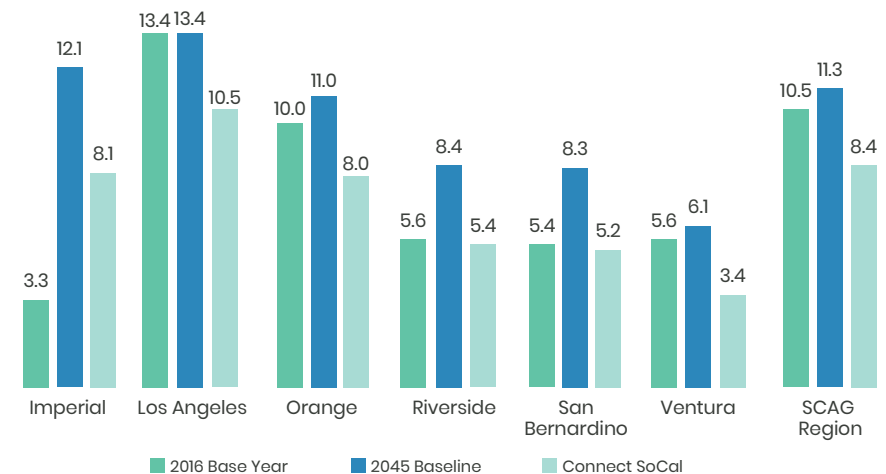
Connect SoCal will reduce heavy-duty truck delay on both our regional freeways and arterial highways as compared to 2045 Baseline projections by 22 percent and 27 percent, respectively. However, truck delay under the Plan will still be expected to be above 2016 levels due to projected growth in regional economic activity and the associated increased demand for freight movement by truck.

HIGHWAY NON-RECURRENT DELAY

Another measure for delay that is useful for ongoing performance monitoring, but is not readily modeled, is non-recurrent delay. Recurrent delay is the expected daily traffic congestion that occurs as a result of there being too many vehicles being on the road at the same time. Non-recurrent delay refers to unexpected conditions of excessive traffic congestion caused by vehicle collisions, adverse weather, special events or other atypical incidents.

Non-recurrent delay may be mitigated or reduced by improving incident response times, implementation of traveler information systems, and deployment of other intelligent transportation technologies, such as traffic signal coordination and highway ramp metering systems. Dynamic travel information technologies providing real-time information about unexpected delays allow travelers to make better-informed decisions regarding the availability of transportation alternatives, including transit. Non-recurrent delay as an ongoing regional monitoring measure is discussed in greater detail in the Connect SoCal Performance Measures Technical Report.

FIGURE 5.2 Daily Person Delay per Capita by County, Minutes



Source: SCAG Regional Travel Demand Model

FIGURE 5.5 shows the relative proportion of freeway congestion experienced in each county that is caused by non-recurrent events. Please note that data for Imperial County is not currently available for this metric.

ACCESSIBILITY

The ‘Accessibility’ outcome is used to evaluate how well the regional transportation system performs in providing access to various types of opportunities. Opportunities may include jobs, education, medical care, recreation, shopping, or any other activities that may help enhance a person’s quality of life. For Connect SoCal, accessibility is assessed by the distribution of trips by mode and by travel time.

A useful metric for evaluating accessibility is to determine the percentage of peak period work trips that are completed within 45 minutes in comparison with the 2045 Baseline and the 2016 Base Year scenarios. Peak commute periods are those times during the weekday when travel demand on regional roadways reaches its highest levels. Peak periods typically occur twice daily, first

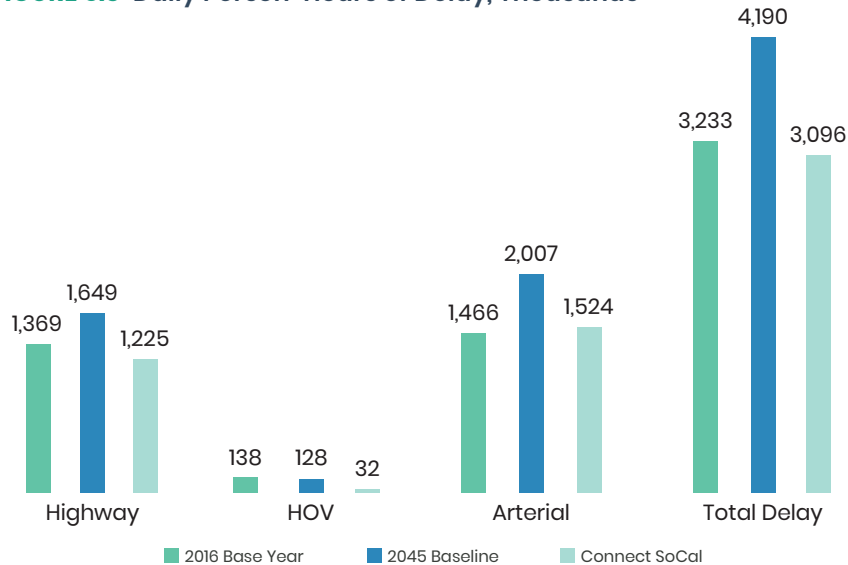
during the morning commute when people are traveling to their workplaces, and again in the late afternoon when people are returning home from work.

FIGURE 5.6 shows the results of the accessibility analysis conducted for the afternoon (PM) peak period. In all cases, Connect SoCal improves performance for the share of work trips in the SCAG region completed within 45 minutes. In support of the accessibility performance analysis for Connect SoCal, travel time distribution tables are prepared for transit, single-occupant vehicle (SOV) and HOV travel modes, for both work and non-work trips. The results of these mode specific accessibility analyses may be found in the Connect SoCal Performance Measures Technical Report.

TRANSIT MODE SHARE

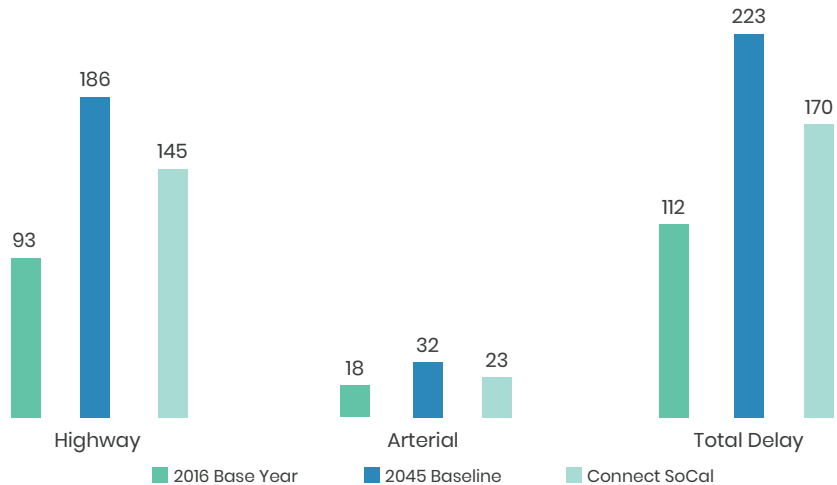
The Transit Mode Share performance measure reports the share of work trips, and all trips that use transit. This metric helps identify how effectively the transit improvements and strategies proposed in Connect SoCal work toward providing better and more diverse commuting options for the travelers. Ideally, with better and more reliable transit service, more commuters will

FIGURE 5.3 Daily Person-Hours of Delay, Thousands



Source: SCAG Regional Travel Demand Model

FIGURE 5.4 Daily Heavy-Duty Truck Hours of Delay by Facility Type, Thousands



Source: SCAG Regional Travel Demand Model

choose transit over driving alone, facilitating reduction of VMT and regional GHG emissions. **TABLE 5.2** shows transit mode shares by county. These 2045 projections are for work trips and for all trips under Connect SoCal.

ACTIVE TRANSPORTATION MODE SHARE

The Active Transportation Mode Share performance measure reports the share of work trips, and all trips that use active transportation (walking, bicycling, and other human-powered transportation) using the SCAG Activity-Based Model (ABM). Due to the general lack of data collected regarding active transportation infrastructure, SCAG conducted an additional “off-model” analysis for Connect SoCal. This analysis takes into account Safe Routes to School safety enhancements, first-last mile improvements, pedestrian infrastructure improvements, and bike share and micro-mobility. While the ABM shows active transportation mode share of 8.7 percent for walking (all trips) and 2.1 percent for bicycling (all trips), the most accurate Connect SoCal mode share estimate includes an addition of 1.3 percent for walking (all trips) and 0.4 percent for bicycling (all trips) for a total of 10 percent walking mode share (all trips) and 2.5 percent bicycling mode share (all trips). Additional details

on the active transportation off-model analysis can be found in the Active Transportation Technical Report.

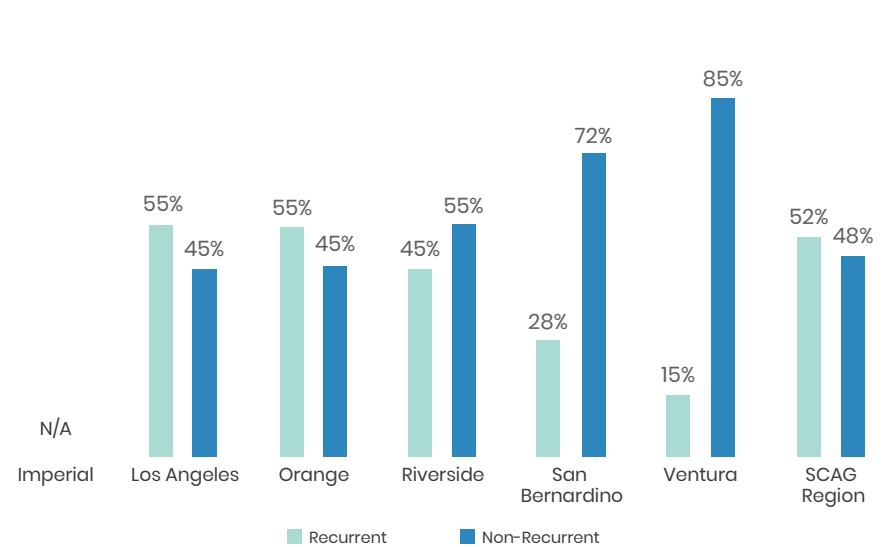
MEAN COMMUTE TIME

Mean commute time is a new performance metric introduced for Connect SoCal. This measure reports the average time it takes for a commuter in the SCAG region to get to work by various travel modes. In 2045, the mean commute time by automobile in the region will improve from 30.6 minutes under the Baseline to 27.8 minutes with Connect SoCal. For transit, the average commute time will decrease from about 71 minutes under the Baseline to 70 minutes under the Plan.

OUTCOME 3: SAFETY & PUBLIC HEALTH

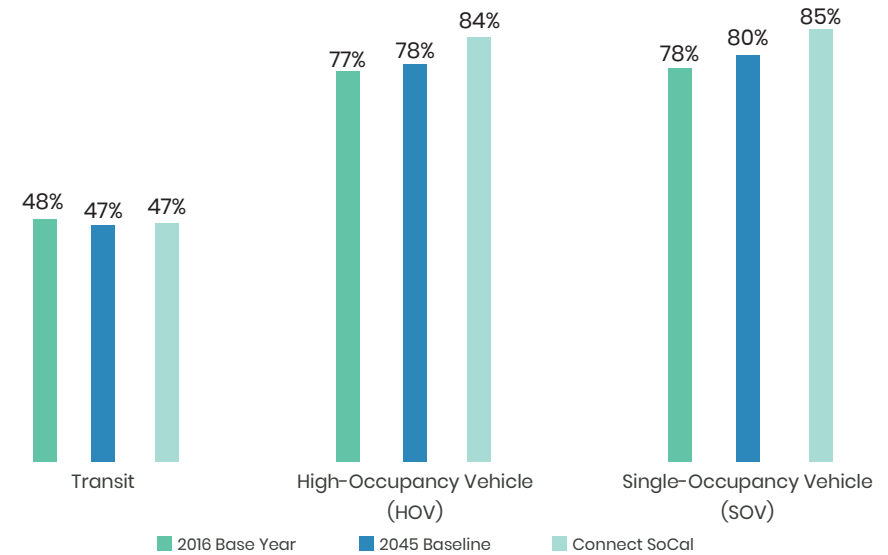
Connect SoCal includes several performance measures to evaluate the ‘Safety and Public Health’ outcome. The totality of impacts of regional transportation improvements on safety and public health are not easily modeled. However, the assessment of the number and severity of collisions occurring on our roadways

FIGURE 5.5 Non-Recurrent Congestion Share by County



Source: SCAG Regional Travel Demand Model

FIGURE 5.6 Work Trips Completed within 45 Minutes, PM Peak Period



Source: SCAG Regional Travel Demand Model

provides a useful means for monitoring the relative safety of the regional transportation system. The total number and rate of fatalities and of serious injuries resulting from collisions are the primary performance measures used to assess safety. It should be noted, however, that this methodology does not account for safety improvements specific to individual transportation modes. For purposes of ongoing regional performance monitoring, this measure is reported over time and by mode (including for active transportation modes). Please see the Connect SoCal Transportation Safety and Security Technical Report for more detailed analysis on regional safety performance and trends.

Connect SoCal seeks to improve the integration of transportation and land use planning with the recognition that our regional multimodal transportation system generates a wide range of impacts that significantly affect public health and quality of life. To assess public health outcomes of the Plan, SCAG consolidated several health-related performance measures. Please see the Public Health Technical Report for an analysis on Plan performance related to health outcomes. SCAG models several specific health-related metrics to evaluate how the Plan affects the public health outcome. These measures include:

- Incidences of air pollution-related respiratory illness
- Healthcare expenditures related to air pollution-related illnesses
- Mode share walking and bicycling
- Reduced rates of chronic disease and obesity due to improvements in physical activity
- Healthcare expenditures related to hypertension, heart disease, and type 2 diabetes for adults ages 18-65

Air quality significantly impacts public health in the SCAG region, as the amount of air pollutants released into the atmosphere is highly correlated to respiratory health issues, including asthma. There are four common criteria air pollutants that are monitored in the SCAG region in accordance with federal air quality regulations. These air pollutants include ozone, particulate matter (PM10 and PM2.5), carbon monoxide (CO), and nitrogen dioxide (NO2). These pollutants require careful monitoring because of their known adverse effects on human health. While children, older citizens and persons with existing respiratory illnesses are most vulnerable to the effects of air pollutants, the health impacts of long-term exposure are a concern for everyone in the region.

Airborne particulate matter comes in all sizes, however particles smaller than 10 micrometers in diameter are considered the most dangerous to human health because they are small enough to be absorbed into the lungs. High levels of carbon monoxide are also considered a health hazard, especially for people with compromised respiratory or coronary function, as CO is known to reduce the flow of oxygen through the human body. Long-term exposure to high levels of nitrogen dioxide, which is produced primarily through the burning of fossil fuels, may cause a narrowing of the bronchial airways, resulting in chronic wheezing or aggravation of asthma symptoms. For more detailed information regarding the performance of the criteria pollutant measures, please see the Connect SoCal Performance Measures Technical Report.

Improved opportunities for daily physical activity and adoption of healthy lifestyle choices are also quite relevant to the discussion of public health in the SCAG region. Connect SoCal improves physical activity-related public health outcomes through the promotion of more efficient and better coordinated land use and transportation planning. By increasing the share of shorter trips, more

TABLE 5.2 Transit Mode Share: 2045, Connect SoCal

County	Work Trips	All Trips
Imperial County	0.7%	1.4%
Los Angeles County	9.8%	7.0%
Orange County	2.2%	2.6%
Riverside County	1.2%	2.1%
San Bernardino County	1.7%	2.4%
Ventura County	2.0%	2.1%
SCAG Region	6.1%	4.9%

Source: SCAG Regional Travel Demand Model

opportunities are provided for use of active transportation. With development of an enhanced active transportation network, first/last mile improvements, Safe Routes to School projects and improved regional bikeway infrastructure, opportunities for healthy lifestyle choices are increased. Connect SoCal also improves access to natural lands, open space and parks, thereby increasing opportunities for physical activity and adoption of healthy lifestyle choices.

The linkage between obesity and chronic disease has been well documented. Providing the appropriate community design and infrastructure to support a more active lifestyle is an important first step toward promoting healthy communities in the SCAG region. Implementation of Connect SoCal is expected to contribute to a 15 percent increase in daily minutes walking per person and an increase in daily minutes of bicycling per capita of about 40 percent. This increase in daily physical activity would improve health outcomes related to obesity, hypertension, heart disease and type 2 diabetes. For a more detailed discussion of the Plan's public health implications, please see the Connect SoCal Public Health Technical Report.

As the health benefits associated with an active lifestyle have become increasingly recognized over recent years, there has been growing support for improving the walkability and bikeability of the communities where we live and work. To promote active lifestyle choices, the Plan evaluates mode share for both walking and bicycling. Connect SoCal increases the mode share for walking from 7.8 percent under the Baseline to 8.7 percent. For bicycling, the share increases from 1.7 percent under the Baseline to 2.1 percent with Connect SoCal.

OUTCOME 4: ENVIRONMENTAL QUALITY

The 'Environmental Quality' performance outcome is assessed in terms of criteria air pollutant and GHG emissions. Based on the modeling results of SCAG's activity-based Regional Transportation Demand Model (RTDM), emissions are estimated using the California Air Resources Board (ARB) Emission Factors (EMFAC) model. Criteria air pollutant emissions are reported in detail as part of the Connect SoCal Transportation Conformity Analysis Technical Report. The impact of air quality on public health is discussed in the Safety and Public Health section of this chapter and monitoring of regional GHG emissions is further discussed in the Connect SoCal Performance Measures

Technical Report. A new 'Environmental Quality' outcome performance measure introduced for Connect SoCal is mode share for travel other than driving alone in a motor vehicle (non-SOV mode share). This metric is also supportive of federal MAP-21/FAST Act performance management and reporting requirements.

OUTCOME 5: ECONOMIC OPPORTUNITY

Performance measures used to quantify the 'Economic Opportunity' outcome include the number of new jobs created due to an improved level of economic competitiveness in the SCAG region occurring as a result of Connect SoCal regional transportation system investments. This improved regional economic climate would result in the creation of approximately 264,500 new jobs generated annually over a wide range of employment sectors. In addition, an average of 168,400 new jobs would be generated each year directly through Connect SoCal transportation system construction and operations expenditures. Through implementation of the strategic investments contained in Connect SoCal, the SCAG region will save over \$346 million each year in healthcare expenditures associated with high blood pressure, heart disease and type 2 diabetes. These health cost savings may result in new economic activity due to increased disposable income.

The continued strength of the Southern California economy depends on a modern, well maintained regional multimodal transportation system. Goods movement, freight logistics and distribution, tourism, manufacturing and other primary employment sectors are key job generators for all six counties in the SCAG region, and each is very much dependent upon the availability of efficient, high quality transportation infrastructure. The robust investments in our regional transportation system provided through Connect SoCal will serve not only to improve mobility for people and goods throughout our region, but will also ensure the sustained health and vigor of our regional economy, fortifying Southern California's pivotal position within the state, national and global economies for generations to come. Additional economic co-benefits derived through Connect SoCal are referenced in the Economic and Job Creation Analysis Technical Report.

OUTCOME 6: INVESTMENT EFFECTIVENESS

The 'Investment Effectiveness' performance outcome evaluates the degree to which the Plan's transportation system expenditures generate direct benefits to residents of the SCAG region in relation to the amount invested.

The benefit/cost ratio is the quantitative measure used to assess the 'Investment Effectiveness' outcome, as it compares the incremental benefits generated by Connect SoCal expenditures with the incremental costs of regional transportation system capital investments. The benefits are categorized into several categories, including:

- Travel time savings resulting from reduced travel delay
- Air quality improvements
- Safety improvements
- Reductions in vehicle operating costs

For these categories, travel delay and air quality models are used to estimate the benefits generated by Connect SoCal as compared with the Baseline. Many of these benefits are a function of reductions in travel distance (vehicle miles traveled) and in travel time (vehicle hours traveled).

To estimate the Connect SoCal benefit/cost ratio, the benefits generated for each category are converted into dollars and added together. These monetized benefits are then divided by the total incremental costs of the Plan's regional transportation system investments to produce a ratio.

The investments provided in Connect SoCal would provide a return of \$2.06 for every dollar invested. For this analysis, all benefits and costs are expressed in 2016 dollars. Benefits are estimated over the Connect SoCal planning period from 2020 through 2045. The user benefits are estimated using the California Benefit/Cost (Cal-B/C) framework and incorporate SCAG Regional Transportation Demand Model (RTDM) outputs. The costs include incremental capital expenditures over the entire 25-year Connect SoCal planning horizon.

OUTCOME 7: TRANSPORTATION SYSTEM SUSTAINABILITY

A regional transportation system may be considered 'sustainable' if it maintains its overall performance over time in an equitable manner with minimal impact to the environment, while not compromising future transportation needs. Essentially, sustainability refers to how decisions made today impact future generations. One of the performance measures used to evaluate transportation system sustainability is the total inflation-adjusted cost per capita to maintain our existing regional multimodal transportation system in a state of good repair. Connect SoCal provides two additional measures to support preservation of our existing transportation system infrastructure: state highway system pavement condition and local roadways pavement condition.

Connect SoCal is committed to maintaining a sustainable transportation system by allocating a total of more than \$316 billion toward maintaining and operating the system in a state of good repair. This amounts to an average annual per capita investment of about \$562 per person for each year of the Plan. More details on the 'Transportation System Sustainability' performance measures and analysis results are presented in the Connect SoCal Chapter 4 (Paying our Way Forward) and the Performance Measures Technical Report.

OUTCOME 8: ENVIRONMENTAL JUSTICE

Environmental Justice (EJ) is a federal and state requirement designed to ensure the fair treatment and meaningful involvement of all people and communities in the regional planning process regardless of race, color, national origin, or income. SCAG conducted a comprehensive EJ community outreach process and prepared a wide-ranging analysis during the development of Connect SoCal. A separate set of performance measures were developed for use in the EJ analysis and these measures are described later in this chapter.

The results of SCAG's comprehensive EJ analysis and community outreach process are presented in detail in the Connect SoCal Environmental Justice Technical Report.

CONNECT SOCAL CO-BENEFITS

Connect SoCal provides substantial regional benefits and cost savings that extend beyond the performance variables used to evaluate the Plan. The more focused and compact land use patterns promoted by Connect SoCal serve to reduce the need for significant capital investments. Since most new development would be directed into areas where urban infrastructure already exists, there will not be as much need to extend or build new local roads, water and sewer systems and parks, although existing infrastructure may require enhancement. There will also be savings in operations and maintenance (O&M) costs. O&M costs include the on-going municipal expenditures required to operate and maintain the urban infrastructure needed to serve new residential growth.

The Connect SoCal land use strategies also reduce average household costs associated with driving and residential energy and water use. A land use configuration that features more mixed-use/walkable and urban infill development accommodates a higher proportion of growth in more energy-efficient housing types such as townhomes, apartments and smaller single-family homes, as well as more compact and energy efficient commercial buildings.

As California continues to experience constraints on water supplies due to periodic drought conditions throughout the state, which are likely to become more prevalent as we continue to encounter the challenges presented by climate change, there is a need to do what is possible to reduce residential water use. Residential water use is a function of both indoor and outdoor water needs, with outdoor use (landscape irrigation) accounting for much of the difference among housing types. Because homes with larger yards require more water for landscape irrigation, lot size is generally highly correlated with a household's overall water consumption. Therefore, a prevailing land use configuration with a greater proportion of large lot single-family homes will typically consume more water than one that features compact and urban infill development, which includes attached and multi-family homes.

TABLE 5.3 presents some of the supplemental co-benefits provided by Connect SoCal.

MEETING STATE & FEDERAL PLANNING REQUIREMENTS

In addition to meeting the ambitious regional goals and performance outcomes discussed in previous sections of this chapter, Connect SoCal prioritizes the attainment of all applicable federal and state performance requirements. As presented in depth in the Transportation Conformity Analysis Technical Report, Connect SoCal meets all federal provisions for transportation conformity as defined under the federal Clean Air Act (CAA). Cleaner fuels and emergent vehicle technologies will help to significantly reduce many of the pollutants that contribute to smog and other airborne contaminants that impact public health in the SCAG region.

TRANSPORTATION CONFORMITY

Pursuant to the CAA, the U.S. EPA establishes and regularly updates the National Ambient Air Quality Standards (NAAQS), along with a set of planning and reporting requirements for designated criteria air pollutants. To comply with CAA requirements for achieving NAAQS, the ARB periodically prepares a State Implementation Plan (SIP) for each federally designated 'non-attainment' area (an area that does not meet NAAQS for one or more criteria pollutants), and 'maintenance' area (a previously designated non-attainment area that now meets NAAQS) within the State of California. The SIP provides a comprehensive plan of action for how an area will work toward achieving attainment and maintenance of NAAQS. Development of the SIP requires the collaboration of all applicable local air agencies and the ARB, working cooperatively with federal, state, and local agencies, including MPOs.

Demonstration of transportation conformity is required under the CAA to ensure that federally supported highway and transit project activities conform to, or are consistent with, the purpose of the applicable SIP. Conformity for the purpose of the SIP means that transportation activities including regional transportation plans, transportation improvement programs and transportation projects will not cause new air quality violations, worsen existing air quality violations, or delay timely attainment of the relevant NAAQS. Air quality conformity regulations apply to areas designated by the U.S. EPA as being in non-attainment or maintenance for the following transportation

TABLE 5.3 Connect SoCal Co-Benefits

Benefit Category	Comparative Benefit Performance			
	2045 Baseline	Connect SoCal	Savings	% Savings
Local Infrastructure and Services Costs: Capital, operations, and maintenance costs to support new growth: 2016-2045	\$40.3 billion	\$36.4 billion	\$3.9 billion	9.7%
Household Costs: Annual transportation and home energy/water use: 2045	\$13,953	\$13,272	\$681	4.9%
Land Consumption: New (greenfield) land consumed to accommodate new growth: 2016-2045	100 square miles	71 square miles	29 square miles	29.2%
Building Energy Use: Residential and commercial buildings: Cumulative 2016-2045 (British Thermal Units)	15,546 trillion	15,396 trillion	150 trillion	0.9%
Building Energy Costs: Residential and commercial buildings: Cumulative 2016-2045	\$671.4 billion	\$666.4 billion	\$5.0 billion	0.7%
Building Water Use: Residential and commercial buildings: Cumulative 2016-2045 (Acre Feet)	89.7 million	88.1 million	1.6 million	1.8%
Building Water Costs: Residential and commercial buildings: Cumulative 2016-2045	\$122.5 billion	\$120.4 billion	\$2.2 billion	1.8%
Total Annual Vehicle Miles Traveled (VMT): 2045	483.5 million	459.1 million	24.4 million	5.0%

Source: SCAG Scenario Planning Model

related criteria pollutants: carbon monoxide (CO), nitrogen dioxide (NO₂), ozone, and particulate matter (PM_{2.5} and PM₁₀).

Under the U.S. Department of Transportation Metropolitan Planning Regulations and the U.S. EPA's Transportation Conformity Regulations, Connect SoCal is required to pass the following four conformity tests in order to demonstrate transportation conformity:

- Regional Emissions Analysis
- Timely Implementation of Transportation Control Measures
- Financial Constraint
- Interagency Consultation and Public Involvement

The Regional Council adopts the initial Connect SoCal transportation conformity determination, while the Federal Highway Administration (FHWA) and the Federal Transit Administration (FTA) approve the final transportation conformity determination.

CONFORMITY ANALYSIS & FINDINGS

As documented in the Transportation Conformity Analysis Technical Report, Connect SoCal meets all federal transportation conformity requirements and therefore demonstrates transportation conformity. The findings associated with the conformity tests are described in detail in the Connect SoCal Transportation Conformity Analysis Technical Report.

GREENHOUSE GAS EMISSIONS REDUCTION

Although transportation conformity is a federal requirement and the reduction of GHG emissions is a state mandate, both requirements are highly interrelated. First, each of the Connect SoCal policies, strategies, programs and projects that contribute to meeting federal transportation conformity requirements are the same policies, strategies, programs and projects that support achievement of state GHG emissions reduction targets. Secondly, although transportation conformity addresses emissions of federally designated criteria pollutants and their precursors, these pollutants originate from the same source as GHG emissions: the combustion of fossil fuels in motor vehicles.

Plans and strategies that result in the reduction or elimination of the use of fossil fuels in motor vehicles serve to help Connect SoCal meet both federal transportation conformity requirements and state GHG emission reduction targets. In addition, the regional emissions analysis conducted to ensure transportation conformity and the analysis employed for evaluating GHG emissions reduction performance use the same regional transportation model and the same ARB EMFAC model. There is now greater awareness of the need for more concerted efforts at the federal, state and local levels to integrate the SIP development process with planning activities to address climate change. As a result, transportation conformity and GHG emissions reduction efforts will become even more interconnected and more mutually supportive.

As discussed throughout Connect SoCal, SB 375 requires SCAG to incorporate into its RTP a Sustainable Communities Strategy (SCS) to reduce per capita GHG emissions through integrated transportation, land use, housing and environmental planning.

SB 375 required the ARB to set per capita GHG emission reduction targets from passenger vehicles for each of the state's 18 MPOs. These regional targets were updated by the ARB in 2018 to ensure consistency with the more stringent statewide reduction goals subsequently introduced by the California legislature and the Governor's office. For the SCAG region, the updated targets are 8 percent below 2005 per capita emissions levels by 2020 (this value is unchanged from the previous 2020 ARB target), and 19 percent below 2005 per capita emissions levels by 2035. This revised 2035 target is significantly higher than the previous ARB target of 13 percent for the SCAG region.

Analysis of SCAG's ability to meet SB 375 targets relies on data outputs from SCAG's activity based model as well as supplemental off-model analysis. **TABLE 5.4** provides a simplified calculation overview of the performance of the plan related to GHG emissions reductions.

The Connect SoCal SCS has been found to meet state targets for reducing GHG emissions from cars and light trucks. Connect SoCal achieves per capita GHG emission reductions relative to 2005 levels of 8 percent in 2020, and 19 percent in 2035, thereby meeting the GHG reduction targets established by the ARB for the SCAG region. For the 2020 target, this achievement is based on modeled results as observed data is not yet available to confirm achievement. For more detailed information and analysis on the performance of Connect SoCal in regard to criteria air pollutant emissions and GHG reduction targets in the SCAG

region, please see the Transportation Conformity Analysis Technical Report and the Sustainable Communities Strategy Technical Report.

FEDERAL PERFORMANCE MANAGEMENT REQUIREMENTS

In July 2012, the ‘Moving Ahead for Progress in the 21st Century’ (MAP-21) federal transportation authorization legislation was signed into law. MAP-21 was widely considered to be a groundbreaking achievement in that it provided a legislative foundation for the establishment of a national performance-based transportation planning program, which was continued with the subsequent federal authorization program, the ‘Fixing America’s Surface Transportation’ (FAST) Act, in December 2015.

MAP-21/FAST Act requires states and MPOs to establish performance targets focused on outcomes supportive of seven key national transportation goals related to transportation investment efficiency. These national performance goals include: 1) transportation system safety, 2) transportation infrastructure condition, 3) congestion reduction, 4) system reliability, 5) freight movement and economic vitality, 6) environmental sustainability and 7) reduced project delivery delay.

To provide a quantitative basis for evaluating progress toward achieving these seven national performance goals, MAP-21/FAST Act also tasked FHWA with the development of a corresponding set of performance measures and targets. The performance measures provide a standardized quantitative metric for monitoring progress toward meeting each of the national goals. Performance targets establish quantitative thresholds by which the measures may be interpreted as having made acceptable progress toward achieving a specific performance goal.

As required by MAP-21/FAST Act, FHWA established national performance measures and guidelines for the setting of statewide and regional performance targets. As provided for in the federal rulemaking, SCAG coordinated closely with Caltrans in the establishment of specific performance targets for the state and for our region in the various transportation performance areas established under MAP-21/FAST Act.

GHG Reduction Targets for the SCAG Region

	2020	2035
ARB Target	8%	19%
Connect SoCal	8%*	19%
% Difference	0%	0%
Percent Reduction Relative to 2005 Levels (per capita)		

**Observed data is not yet available. Achievement is based on modeled results and does not include off-model adjustment factors.*

FHWA established rules for implementing transportation system performance management planning at a national level. Rulemaking in support of MAP-21/FAST Act has provided performance management and target-setting guidance through three performance management (PM) packages:

- Transportation System Safety
- Pavement and Bridge Condition (National Highway System)
- National Highway System, Freight Movement, and CMAQ Program Performance

In addition to the three performance management packages, federal performance measures and reporting requirements were established for Transit Asset Management (TAM) and Transit Safety. Performance metrics for TAM focus on the maintenance of our regional transit system in a state of good repair. Transit assets to be monitored under this provision include:

1. Non-revenue support equipment and maintenance vehicles
2. Transit vehicles (rolling stock)
3. Rail infrastructure including tracks, signals, and guidance systems
4. Transit facilities including stations, parking structures and administrative offices

Transit safety performance monitoring is focused on assessment of the number of transit incidents resulting in fatalities or serious injuries, and on transit system reliability.

Each of the federal Performance Management packages features a corresponding set of specific performance measures for which statewide and regional performance targets must be set and reported to FHWA. A comprehensive MAP-21/FAST Act System Performance Report is included in the Connect SoCal Performance Measures Technical Report. The System Performance Report provides details regarding MAP-21/FAST Act performance measures and the associated statewide and regional targets for each of the federal performance management packages.

ENVIRONMENTAL JUSTICE

Environmental Justice (EJ) is a federal and state mandate designed to help ensure social equity in the transportation planning and decision-making process, with the goal of protecting minority and low-income communities from incurring a disproportionate share of adverse impacts produced by regional transportation projects and plans. SCAG’s EJ program includes two essential elements: public outreach and technical analysis. Specifically, it is SCAG’s role to ensure that when transportation system investment decisions are being

TABLE 5.4 2035 Greenhouse Gas Emission Reduction Calculation

Modeled Greenhouse Gas Emissions	
This calculation reflects transportation investments, pricing strategies, transportation demand management strategies and land use strategies.	-14.89%
Baseline Adjustment	
Tele-Medicine and E-Commerce	-0.35%
Off-Model Greenhouse Gas Emissions	
Induced Demand	0.56%
Electric Vehicle Strategies	-1.76%
Emerging Technology (e.g. carshare and bikeshare)	-0.78%
Job Center and Commute Strategies (e.g. co-working)	-1.21%
Multimodal Strategies (e.g. Safe Routes to School)	-0.70%
TOTAL GREENHOUSE GAS EMISSIONS	
	-19.12%

made, low-income and minority communities have adequate opportunity to participate in the decision-making process and receive an equitable distribution of benefits, while not bearing a disproportionate share of burdens.

As such, SCAG adheres to all federal and state EJ directives. All public agencies that use federal funding must make EJ part of their mission and adhere to three fundamental EJ principles:

- To avoid, minimize or mitigate disproportionately high and adverse human health and environmental effects, including social and economic effects, on minority populations and low-income populations
- To ensure the full and fair participation by all potentially affected communities in the transportation decision-making process
- To prevent the denial of, reduction in or significant delay in the receipt of benefits by minority and low-income populations

Public outreach to EJ stakeholders and the EJ technical analysis conducted in support of Connect SoCal is described in detail in the Environmental Justice Technical Report. The Technical Report also provides a review of federal and state legislation pertaining to EJ, SCAG policies related to EJ, outreach efforts in communities throughout the region, SCAG's efforts to identify affected communities and an 'EJ Toolbox' which provides recommended practices and approaches that local jurisdictions and community organizations may use to guide further discussion on the identification of EJ solutions and mitigations.

In the development of the EJ analysis, SCAG identified 18 performance measures to analyze existing EJ parameters in the region and to address any potential adverse impacts that Connect SoCal may impose upon the various EJ communities throughout the region. SCAG also examined potential impacts at various geographic levels, and specifically employed a community-based approach for Connect SoCal based on guidance received from community stakeholders. A brief description of the EJ performance measures is provided in this section.

TABLE 5.5 (at the end of this section) presents the Connect SoCal Environmental Justice performance measures.

ENVIRONMENTAL JUSTICE PERFORMANCE MEASURES

A critical element in the development of Connect SoCal is the completion of a comprehensive EJ analysis. SCAG also conducted an extensive EJ outreach program with regional EJ stakeholders to maximize participation of all communities that may be affected by the development and implementation of Connect SoCal. SCAG established a separate set of performance measures to evaluate Connect SoCal impacts on designated EJ communities throughout the region.

The Connect SoCal EJ analysis includes a set of topical areas of inquiry designed to evaluate various social equity concerns. Each of the Connect SoCal EJ performance measures are described below. The 18 EJ performance measures are categorized into four EJ-focused questions as requested by stakeholders to make the performance areas more relatable. These four relatable questions are: 1) How will this impact quality of life; 2) how will this impact health and safety; 3) how will this impact the commute; and 4) how will this impact transportation costs? For more information regarding the SCAG EJ program and the detailed results of the Connect SoCal EJ analysis, please see the Environmental Justice Technical Report.

HOW WILL THIS IMPACT QUALITY OF LIFE?

1. **Jobs-Housing Balance:** An imbalance between employment and housing in a community is a key contributor to local traffic congestion. These types of origin/destination disparities may also be considered impediments to EJ. From an economic standpoint, transportation and driving are expensive; workers without a car or cannot afford a vehicle have to live close to their jobs where they have access to transit or are able to walk or bike to their jobs. This metric seeks to identify any significant differences in commute distances, job-to-work ratios, and jobs-housing ratios among various income levels, between coastal counties and inland counties, and over time.
2. **Neighborhood Change & Displacement:** The integration and coordination of transportation and land use planning is recognized as a key strategy for reducing VMT, air pollution and GHG emissions, while also increasing opportunities for physical activity. However, there

are some equity concerns regarding some ‘smart growth’ strategies as they relate to housing affordability, specifically in as it relates to Transit-Oriented Development (TOD). The concentration of new growth in central cities and towns to limit sprawl may lead to higher household costs. In some cases where improved transit service has spurred significant new TOD, the result has been that people with low and average incomes are no longer able to afford to buy or rent homes in or near the new developments. In response to these concerns, SCAG developed a methodology to model and monitor demographic trends occurring in and around new transit-oriented communities. This measure examines historical demographic and housing trends for areas surrounding rail and transit stations. With this methodology, demographic changes may be tracked over time in key growth areas. The results will help SCAG and our regional partners better understand demographic shifts that have occurred due to development of TOD along transit lines.

3. **Accessibility to Employment & Services:** Accessibility to key destinations is vital for social and economic interactions. As a performance metric, accessibility is evaluated by the spatial distribution of potential destinations, the ease of reaching each destination by various transportation modes and the magnitude, quality and character of the activities at the destination sites. Travel costs are central: the lower the costs of travel, in terms of time and money, the more places may be reached within a specific budget – that is, the greater the accessibility. The number of destination choices that people have is equally crucial: the more destinations and the more varied the destinations, the higher the level of accessibility. This metric analyzes the share of employment and shopping destinations reachable within 30 minutes by automobile or 45 minutes by transit during evening peak periods to determine the accessibility of services in EJ communities
4. **Accessibility to Parks & Schools:** Accessibility to parks is defined as the percentage of park acreage that may be reached within 30 minutes of travel time by automobile or 45 minutes by transit. In support of the Connect SoCal EJ assessment, analysis was conducted to evaluate accessibility to the San Gabriel National Monument. SCAG’s accessibility analysis seeks to determine how the Plan improves residents’ ability to access parks within a designated travel time and distance. This analysis

is discussed in greater detail in the Connect SoCal Environmental Justice Technical Report.

HOW WILL THIS IMPACT HEALTH & SAFETY?

5. **Active Transportation Hazards:** Encouraging a healthier, more active lifestyle in all our communities is one of the featured goals of Connect SoCal. Making walking and bicycling safer and more convenient transportation options is key to attracting more people to choose these healthy alternatives. Bicycling or walking along roadways near motor vehicles is often perceived as dangerous and reducing hazards in the pedestrian and cycling environment is a primary strategy toward achieving our goal of promoting healthier, more active communities. The ‘Active Transportation Hazards’ performance measure evaluates incidences of motor vehicle collisions involving bicyclists and pedestrians in our communities, with the goal of promoting an improved environment for active transportation users and encouraging more residents to make the choice to walk or bicycle in their communities. As with other EJ performance measures, this indicator will be used to identify patterns of active transportation hazards and potential risk disparities among the various communities in the SCAG region. For more information on active transportation safety, please see the Active Transportation Technical Report.
6. **Climate Vulnerability:** The ‘Climate Vulnerability’ performance measure seeks to identify disparities in vulnerability to the impacts of climate change among the various communities in the SCAG region. Of specific interest for this analysis is relative risk for sea level rise and wildfires. It is understood that climate change will impact different regions in different ways. In Southern California, we may expect a general trend toward warmer temperatures, less precipitation and higher sea levels along our coasts. This combination of climatic changes will likely result in increased wildfire danger, particularly in the foothill areas, where our cities adjoin our local mountains. Due to rapidly melting polar ice caps, a steady rise in global sea levels is expected. This may impact the coastal regions of Southern California. This measure will allow SCAG to obtain a better understanding of how these anticipated changes in our local climate may impact our more

vulnerable communities.

7. **Public Health Impacts:** The 'Public Health Impacts' metric seeks to assess the potential disparity among communities in the SCAG region of public health issues that may be associated with local exposure to toxic substances and to transportation infrastructure. Like the Active Transportation Hazards measure, inclusion of this analysis is intended to advance the regional goal of fostering healthier lifestyle choices in our communities. It is a priority of Connect SoCal to provide for more and better opportunities for healthy lifestyle choices throughout the region. For more information on public health, please see the Public Health Technical Report.
8. **Aviation Noise Impacts:** The SCAG region supports the nation's largest regional airport system, in terms of the number of airports and overall aircraft operating within a complex airspace environment. The aviation system includes seven airports with commercial passenger service: Los Angeles International (LAX), Hollywood/Burbank, John Wayne (Orange County), Long Beach, Ontario, Palm Springs, and Imperial. In addition, there are four large reliever airports located in the Inland Empire and in North Los Angeles County, including San Bernardino International Airport, March Inland Port, Southern California Logistics Airport, and Palmdale Airport. The regional aviation system also includes more than 30 general aviation and reliever airports, several private-use and government airports, and 14 public use airports not included in the national airport system – for a total of more than 60 airports in the region. The primary aviation planning challenge in the SCAG region is striking a balance between the aviation capacity needs of Southern California and maintaining the quality of life for people living near airports. This performance measure provides a descriptive analysis of aviation noise in terms of trends in passenger demand and aircraft operations.
9. **Roadway Noise Impacts:** The SCAG region has an extensive roadway system, with nearly 24,000 centerline miles or over 73,000 lane miles of regionally significant roadways. It also includes one of the country's most extensive HOV systems and a growing network of high-occupancy toll (HOT) lanes. The region also has a vast network of arterials and other local roadways, and the noise generated by these facilities may cause significant environmental concerns. Noise associated with highway traffic depends on multiple factors including traffic volumes,

vehicle speed, vehicle fleet mix (cars, trucks) and the location of the highway relative to schools, daycare facilities, parks and other sensitive receptors. This performance measure assesses transportation-related noise impacts by examining how the program of projects included in Connect SoCal may affect roadway noise levels, and by determining the population groups that may potentially be most impacted by increased levels of roadway noise.

10. **Emissions Impact Analysis:** The EJ emissions impact analysis seeks to identify areas in the region that generate a disproportionate share of air pollutant emissions as a result of Connect SoCal. This analysis also includes a breakdown of demographics for those affected areas.
11. **Impacts Along Freeways & High-Traffic Roadways:** Exposure to air pollutants is an EJ issue due to the disproportionate share of minority and low-income populations living near heavily traveled corridors, particularly freeways and port and logistics activities. Exposure to unhealthy air is estimated to result in approximately 5,000 premature deaths annually in the SCAG region, as well as 140,000 incidents of asthma and symptoms of respiratory distress. More than half of all Americans exposed to PM2.5 levels that exceed the national standard live in the SCAG region. This performance metric examines the potential impact of Connect SoCal on the generation of particulate matter and ozone emissions in areas near freeways and other highly traveled corridors.

HOW WILL THIS IMPACT THE COMMUTE?

12. **Travel Time Savings & Travel Distance Savings:** SCAG assessed the distribution of both travel time and travel distance savings that result from the implementation of Connect SoCal, through the analysis of demographic and mode share data for each Transportation Analysis Zone (TAZ) in the region. With this input, travel time and distance savings estimates were developed for various income and ethnic groups for transit trips (bus and rail) and for automobile trips.
13. **Rail-Related Impacts:** Freight rail emissions are estimated to account for 5 percent of all NOx emissions and 4 percent of all particulate matter emissions generated by regional goods movement activities. When compared with all regional particulate matter and NOx sources, the contributions by freight rail emissions is even lower. However,

environmental pollution from locomotives, rail yards and other rail facilities must be considered, as concentrations of rail activities may contribute to localized air pollution. In support of this outcome, SCAG conducted an extensive analysis of potential impacts to EJ communities adjacent to railroads and rail facilities and of rail-related impacts to designated sensitive receptors. For more detailed information regarding the SCAG regional rail system, please see the Goods Movement Technical Report.

HOW WILL THIS IMPACT TRANSPORTATION COSTS?

14. **Share of Transportation System Usage:** SCAG analyzed the use of various transportation modes by race/ethnicity and by income group, with the objective of identifying transportation mode share consistencies among various ethnicity groups and income levels in the SCAG region.
15. **Connect SoCal Revenue Sources & Tax Burdens:** Various types of transportation improvement revenue sources (taxes on income, property, sales and fuel) may impose disproportionate burdens on low-income and minority populations. Sales and gasoline taxes, which are currently the primary sources of funding for the region's transportation system, were evaluated for the purposes of this analysis. The amount of taxes paid was broken down to demonstrate how tax burdens fall on various demographic and income groups. As with previous RTP EJ assessments, the Connect SoCal EJ analysis examined in detail the incidence, distribution and relative burden of taxation.
16. **Connect SoCal Investments:** The strategies that public agencies pursue to invest in transportation systems present potential impacts on EJ. Transportation investment strategies and policies determine the number and quality of transportation choices that are available to low-income and minority communities. An investment analysis that reveals a disproportionate allocation of resources for high quality transit projects, for example, may indicate a pattern of discrimination.
17. **Geographic Distribution of Transportation Investments:** This metric examines where Connect SoCal transportation investments are planned throughout the region. Building upon the community-based approach used in SCAG's overall EJ process, a summary of investments

for areas with high concentrations of minority and/or low-income populations is compiled for Connect SoCal highway, transit and active transportation investments.

18. **Mileage-Based User Fee Impacts:** This analysis is based on a potential transportation improvement financing strategy which would implement a user fee based on VMT. If implemented, the VMT user fee would replace the current gasoline tax and is estimated to cost about 2.5 cents (2019 value) per mile and would be indexed to maintain its purchasing power starting in 2030. Implementation of this financing strategy would require action by both the California State Legislature and the U.S. Congress. This performance measure evaluates the potential land use impacts that may result from implementation of such a fee.

SUMMARY OF PLAN PERFORMANCE

The comprehensive program of transportation system improvement projects, regional sustainability strategies and land use-transportation coordination policies proposed by Connect SoCal serve to advance the regional goals. Performance outcomes and performance measures are the tools used by SCAG to evaluate how well the Plan performs toward achieving those objectives.

Common elements among the various Connect SoCal outcomes and performance metrics are a unified commitment to the strengthening of the transportation-land use connection, the promotion of sustainable land use policies throughout the region, and the reduction of GHG emissions that contribute to climate change. Connect SoCal strengthens the transportation-land use connection through its focus on orienting new housing and job growth in areas served by high quality transit, and into other infill areas where urban infrastructure already exists. This more compact and sustainable land use pattern, combined with the transportation network improvements and strategies identified in Connect SoCal, will result in an improved pedestrian and bicycle environment, access to more community amenities, shorter average trip lengths, reduced VMT and better regional air quality.

The Connect SoCal performance outcomes and measures also support the development of more livable communities that provide housing choices for all income levels, encourage conservation of our natural resources, offer more

and better transportation options and promote an improved quality of life for residents of the SCAG region.

The overall objective of Connect SoCal is to provide a means to transform the SCAG region in accordance with the vision provided by our constituent communities and jurisdictions. Among the performance outcome areas where Connect SoCal demonstrates significant transformative capacity is in Location Efficiency. As discussed earlier in this chapter, Location Efficiency refers to improvements in the coordination of land use and transportation planning and decision-making to promote development of more sustainable communities throughout the region that are less dependent on SOV travel and reduce regional VMT and GHG emissions. Focusing new residential and commercial development in HQTAs serves this outcome by situating employment centers and new housing closer to reliable transit options, thereby providing viable alternatives to driving alone to the workplace and to other destinations. HQTAs also foster the mixing of both employment and housing, further enhancing opportunities to reduce commute times and distances.

Under the 2045 Baseline scenario, just over 45.2 percent of new households would be located in HQTAs. With Connect SoCal, the share of new households in HQTAs increases by six percent to 51.2 percent. The share of employment in HQTAs, increases even more dramatically going from 44.8 percent under the Baseline to nearly 60 percent with the Plan, an increase of more than 15 percent. With more people living and working within locations proximal to efficient and convenient transit options, traffic congestion on our freeways and arterial roadways will be reduced accordingly. Another substantial Location Efficiency improvement provided by Connect SoCal is in the reduction of urban sprawl into the rural periphery of our region. Under the Baseline, urbanization would consume 100 square miles of previously rural areas. Connect SoCal reduces this expansion to only 71 square miles, a reduction of 29 percent. The preservation of rural and agricultural lands on the periphery of our region will allow future generations to enjoy the grandeur of our deserts and the rich harvests of our local farmlands.

VMT per capita is another performance area where Connect SoCal excels. Under the Baseline, SCAG region residents would drive an average of 21.8 miles per day. Connect SoCal would reduce this figure to 20.7 miles per day. While one mile per day doesn't seem like very much, when considering the SCAG region is

expected to be home to 22.5 million people by 2045, that decrease of one mile in per capita VMT becomes quite meaningful.

Another area where Connect SoCal demonstrates significant strength is in the reduction of travel delay. Person hours of delay experienced on the mixed flow lanes of our highways is expected to decrease by 26 percent in comparison to the 2045 Baseline projection, while delay on our arterial roadways will decrease by 24 percent. Traffic congestion is a significant quality of life issue in the SCAG region and these reductions in travel delay on our roadways will result in less time spent stuck in traffic, more time available to use for more satisfying activities, and therefore less stress for residents of the SCAG region.

TABLE 5.5 Environmental Justice Performance Measures

Performance Measure	Definition	Performance Target	Summary of Impacts
Jobs/housing balance	Comparison of median earnings for intra-county vs inter-county commuters for each county; analysis of relative housing affordability and jobs throughout the region	Establish existing conditions to evaluate future performance (not a Connect SoCal performance measure)	Higher wage workers tend to commute longer distances than lower wage workers. Coastal counties have a substantial concentration of low-wage jobs, but lack an adequate number of affordable rental units, while inland counties have a substantial concentration of affordable rental units and workers relative to the number of low-wage jobs. Connect SoCal will improve jobs/housing balance throughout the region, particularly in inland counties.
Neighborhood change and displacement	Examination of historical and projected demographic and housing trends for areas surrounding rail transit stations	Establish existing conditions to evaluate future performance (not a Connect SoCal performance metric)	New light rail stations may increase neighborhood outflow rates by up to ten percent. However, most observed moves were for middle and upper income groups. Project-based analysis provides a better understanding of local neighborhood dynamics and helps ensure equitable access to the benefits of improved infrastructure. Regional neighborhood analysis identified several communities that have experienced persistent change over recent decades, however, they are not disproportionately located in EJ communities.
Accessibility to employment and services	Share of employment and shopping destinations reachable within 30 minutes by automobile or 45 minutes by transit during evening peak period	No unaddressed disproportionately high adverse effects for low income or minority communities	Connect SoCal will improve the number of accessible destinations within 45 minutes of travel and within short distances for low income and minority communities both by auto and transit.
Accessibility to parks and educational facilities	Share of park acreage reachable within 30 minutes by automobile or 45 minutes by transit during evening peak period	No unaddressed disproportionately high adverse effects for low income or minority communities	Connect SoCal will improve the number of destinations accessible within 45 minutes of travel and short distances for low income and minority communities both by auto and transit.
Active transportation hazards	Analysis of population by demographic group for areas that experience highest rates of bicycle and pedestrian collisions	Establish existing conditions to evaluate future performance	Analysis indicates that low-income and minority communities tend to incur a higher rate of bicycle and pedestrian risk. Improvements in active transportation infrastructure and complete streets measures, such as those proposed in Connect SoCal, have been shown to reduce hazards to cyclists and pedestrians.

TABLE 5.5 Environmental Justice Performance Measures – Continued

Performance Measure	Definition	Performance Target	Summary of Impacts
Climate vulnerability	Population analysis by demographic group for areas potentially impacted by substandard housing, sea level rise, wildfire risk, or extreme heat effects related to climate change	Establish existing conditions to evaluate future performance (not a Connect SoCal performance metric)	Minority and low-income populations are at greater risk for experiencing negative impacts of climate change, including extreme heat and flooding. These communities have fewer resources to ameliorate climate consequences.
Public health analysis	Summary of historical emissions and health data for areas with high concentrations of minority and low income population	Establish existing conditions to evaluate future performance (not a Connect SoCal performance metric)	Air quality is generally improving throughout the SCAG region, however some areas not showing improvement feature higher proportions of minority and low income population. When examining regional public health performance, areas with the highest concentrations of minority and low-income population often incur some of the highest risks.
Aviation noise impacts	Descriptive analysis of aviation noise in terms of trends in passenger demand and aircraft operations	Establish existing conditions to evaluate future performance	Airport noise impacts affecting adjacent communities have been reduced through enhanced FAA noise certification standards, improved technology implemented by aircraft and engine manufacturers, investments by U.S. airlines in newer, quieter aircraft, and mandates by the FAA and the U.S. Congress to retire older, noisier aircraft. However, aviation noise levels and impacts will continue to be monitored for minority and low-income communities located near airports.
Roadway noise impacts	Comparison of Plan and Baseline scenarios, identification of areas that are low performing due to Connect SoCal investments; breakdown of population for impacted areas by ethnicity and income	No unaddressed disproportionately high adverse effects for low income or minority communities	Connect SoCal will reduce roadway noise impacts at the regional level, but does not specifically improve impacts for disadvantaged communities.
Emissions impact analysis	Comparison of Plan and Baseline scenarios; identification of areas that are lower performing as a result of the Plan, including a breakdown of demographics for those areas	No unaddressed disproportionately high adverse effects for low income or minority communities	Connect SoCal will result in reductions in vehicle carbon monoxide and particulate matter emissions, providing air quality benefits to minority and low-income households and to communities with a high concentration of minority and low income population.

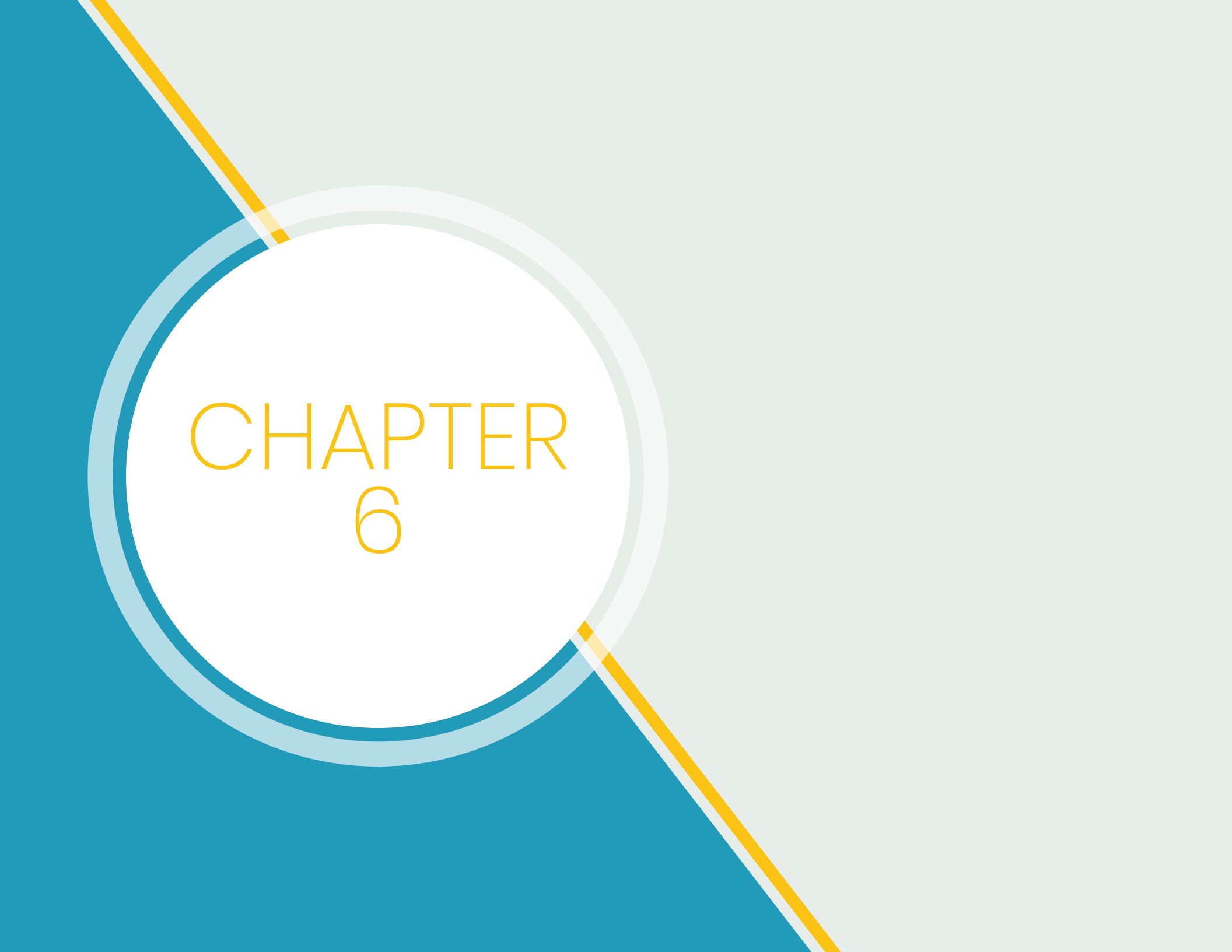
TABLE 5.5 Environmental Justice Performance Measures – Continued

Performance Measure	Definition	Performance Target	Summary of Impacts
Impacts along freeways and highly traveled corridors	Comparison of Plan and Baseline scenarios and demographic analysis of communities in close proximity to freeways and highly traveled corridors	No unaddressed disproportionately high adverse effects for low income or minority communities	Connect SoCal will result in an overall reduction in emissions in areas located near highly traveled roadways, which tend to have a higher concentration of minority and low-income groups than the region as a whole.
Travel time and travel distance savings	Assessment of comparative benefits received as a result of Connect SoCal investments by demographic group in terms of travel time and travel distance savings	No unaddressed disproportionately high adverse effects for low income or minority communities	Connect SoCal travel time and distance savings for low-income households and minority communities are proportionate to each group's usage of the transportation system.
Rail-related impacts	Breakdown of population by demographic group for areas in close proximity to rail corridors and planned grade separations	No unaddressed disproportionately high adverse effects for low income or minority communities	Minority and low income communities in areas adjacent to railroad grade separation projects do not demonstrate improvement.
Share of transportation system usage	Comparison of transportation system usage by mode for low income and minority households relative to each group's regional population share	No unaddressed disproportionately high adverse effects for low income or minority communities	Low-income and minority groups show a higher usage of transit and active transportation modes and positions these communities to benefit from the investments in Connect SoCal.
Connect SoCal revenue sources in terms of tax burdens	Proportion of Connect SoCal revenue sources (taxable sales, income, and gasoline taxes) generated from low income and minority populations	No unaddressed disproportionately high adverse effects for low income or minority communities	Households in poverty would not contribute disproportionately to the overall funding of Connect SoCal. Minority households would not pay a higher proportion of taxes to fund the Plan than their relative representation in the SCAG region as a whole.
Connect SoCal investments	Analysis of Connect SoCal investments by mode (bus, HOV lanes, commuter/high speed rail, highways/arterials, and light/heavy rail transit)	No unaddressed disproportionately high adverse effects for low income or minority communities	The share of Connect SoCal transportation investments serving low-income and minority communities outpaces the relative share of financial burden on those groups.

TABLE 5.5 Environmental Justice Performance Measures – Continued

Performance Measure	Definition	Performance Target	Summary of Impacts
Geographic distribution of Connect SoCal transportation investments	Evaluation of Connect SoCal transit, roadway, and active transportation infrastructure investments in various communities throughout the region	No unaddressed disproportionately high adverse effects for low income or minority communities	Connect SoCal transportation infrastructure investments are distributed throughout the region in proportion to population density.
Mileage-Based User Fee impacts	Examination of potential impacts from implementation of a mileage-based user fee on low income households in the region	No unaddressed disproportionately high adverse effects for low income or minority communities	No disproportionate impact is found. Analysis indicates that a mileage-based user fee would be less regressive and more equitable to low-income residents than the current gasoline tax. Low income households currently pay more per mile in gasoline tax than their higher earning counterparts due to lower adoption rates of new (more fuel efficient) vehicles. With a mileage-based user fee system, all households will pay in proportion to their usage of the transportation system.

Source: SCAG

The slide features a light gray background with a large teal triangle on the left side. A white circle is centered on the teal triangle, containing the text 'CHAPTER 6' in a gold, sans-serif font. Two parallel gold lines run diagonally across the slide, one above and one below the white circle.

CHAPTER 6

CHAPTER 6

LOOKING AHEAD

LOOKING AHEAD

Connect SoCal has presented a suite of valuable regional strategies and catalytic transportation investments reflecting our aspirations for a healthier, safer, more resilient and economically vibrant region. In particular, Connect SoCal introduces the Key Connections which are packages of strategies that lie at the intersection of land use, transportation and innovation. These strategies depend on broad inter-agency partnerships, and will position the region to deliver sustained performance in meeting the plan's objectives. Our air can be cleaner to breathe, our streets can be safer to navigate, and our resources can be preserved and restored when we directly confront our challenges and take decisive action. Real progress can be made towards sustainable results over the next 25 years if cities and counties are equipped with sufficient resources and practical tools. SCAG will help forge partnerships beyond jurisdictional boundaries for over 20 million people so we can achieve our regional goals.

There is always more to accomplish in Southern California – much more than what a single regional transportation plan can articulate. Although Connect SoCal helps our region advance towards a more sustainable future, additional needs remain, and this Chapter seeks to illuminate new challenges that are on our horizon.

A REGIONAL RESILIENCE FRAMEWORK

The challenges our region will face in meeting ambitious goals over the next 25 years and beyond are increasingly difficult to predict, as the recent COVID-19 pandemic has proven. Disruptions to the region from our changing climate, natural hazards, technology, the global economy and other external forces will be significant in the near- and long-term. These disruptions may be acute shocks that are sudden such as earthquakes, or chronic stresses such as high unemployment or housing insecurity. It is critical that we recognize the likelihood of disruption and strengthen our collective resolve to become an even more resilient and prepared region. Disruptions will impact to varying degrees our region's public health, vulnerable populations, economy, natural resources, built environment, transportation system, housing and water supplies, utility infrastructure and emergency services.

To better anticipate a wide range of potential futures and strengthen the resilience and preparedness of the region, a collaborative exploratory scenario planning process will be initiated to augment the traditional Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) planning

process. This process will not be focused on achieving predetermined outcomes or targets. Rather, it will explore pressing issues and potential near- and long-term disruptions to Southern California, such as earthquakes, extreme weather, drought, wildfires, pandemics and economic shocks. This exploration will be expansive and help identify pathways for developing future regional and local plans, including those addressing resilience, emergency preparedness and health equity.

A framework and approach will help define “regional resilience” and identify specific strategies to reduce vulnerabilities, thus allowing the region to further adapt, withstand and respond to disruption. Specifically, the approach will consider the potential degree of disruption to the region that could result from land based, atmospheric, public health and geologic natural hazards. Opportunities for being better prepared for climate change and public health impacts may be prioritized, and implementation tools will be established.

Connect SoCal recognizes that a resilient and prepared region requires that the transportation system, built environment and natural resource areas coexist in a well-balanced land use pattern. Further, it recognizes that when well-coordinated, these components can result in multiple benefits, including greenhouse gas (GHG) emissions reductions, improved health, equity and conservation. Accordingly, the framework will be developed to maximize the implementation of Connect SoCal's regional strategies and investments that support resilience.

SCAG recognizes that disruptions and their impacts may be borne differently by people depending on demographics and location. Crafting a regional resilience framework and approach therefore requires the meaningful engagement of diverse stakeholders from throughout the region. To better reach and engage a broader cross section of residents – particularly when physical distancing may make traditional outreach more challenging – SCAG intends to develop, expand and deepen partnerships with Community Based Organizations (CBOs). Partnering with CBOs can support equitable and resilient regional outcomes.

IDENTIFYING & FULFILLING HOUSING NEEDS

Connect SoCal's strategies and investments seek to support expanded housing choices for all income levels in areas with a range of transportation choices and economic opportunities. For instance, land use strategies such as prioritizing growth in Job Centers are intended to reduce commute distances and times, and regional initiatives focused on supportive infrastructure for housing in

these areas seek to incentivize infill housing production. However, as prices have soared in areas closest to employment centers, high housing costs have lengthened commutes and growth has been pushed to distant locales that often have important natural resources meriting conservation.

Moreover, since 1990, new home construction in the region has on average been at much lower levels than the decades before and vacancy rates have declined. The cost of building housing has been increasing and the risk of displacement has amplified. Production of affordable housing in particular has also remained well below the region's needs during a critical time. Overcrowded households and the burdens of housing costs have increased as a result of low supply and increased demand.

Cost-burdened households with limited transit options who reside further from Connect SoCal's Priority Growth Areas (PGAs) such as Jobs Centers, Transit Priority Areas (TPAs) and High Quality Transit Areas (HQTAs) are more likely to acquire an automobile, drive longer distances, and drive more often. Accordingly, a comprehensive approach is needed to expedite the production of housing in and near PGAs and in other areas with multiple mobility options. Investigating opportunities and barriers to producing units of all types for households of all ages, sizes and income levels is critical.

A Regional Housing Strategy Framework should be developed that places enhanced value on infill opportunities within Connect SoCal's identified and potential future PGAs such as Job Centers, TPAs, HQTAs, Neighborhood Mobility Areas and Livable Corridors. Strategies to preserve existing affordable housing and avert displacement will be essential. This effort should balance housing production strategies well supported by multiple transportation options with the conservation of natural and agricultural lands and restoration of habitats. The "Housing Supportive Infrastructure" Key Connections strategy, discussed in Chapter 3, will be a starting point to coordinate policies and investments across different agencies involving innovations in technology, planning and financial tools.

Finally, it is important to note that recent legislation has increased funding to support local planning for housing. Specifically, under Assembly Bill 101 (AB 101) (2019) legislation, SCAG is eligible for approximately \$47 million from the California Department of Housing and Community Development (HCD). These funds will be used to develop a Regional Housing Strategy Framework and provide planning resources, grants and services to jurisdictions to implement their 6th cycle Regional Housing Needs Assessment (RHNA) allocation, which is supportive of Connect SoCal goals and policies. In addition, depending on their population size, local jurisdictions are eligible to receive between \$65,000 and \$1.5 million individually through AB 101 funding to develop and implement

their 6th cycle housing element. Collectively, SCAG jurisdictions are eligible for up to \$50 million based on this direct funding resource. SCAG is promoting coordination among these funding opportunities to accelerate housing production throughout the region.

PLANNING FOR TECHNOLOGY & MOBILITY SERVICES

Given existing land use patterns and our maturing transportation system, expanding transportation capacity and infrastructure to serve exurban areas is ever more expensive to build and maintain. Accordingly, it is essential to ensure we are getting the most productivity out of our existing built areas and transportation system through system optimization strategies. These strategies can be facilitated by new technology and mobility innovations that are fundamentally transforming the way people travel.

Connect SoCal provides a number of policies and recommendations to support and facilitate the three revolutions of transportation — electrification, sharing and automation — and ensure that these transformative innovations support, rather than hinder, our regional goals. For example, research suggests that Transportation Network Companies (TNCs) contribute to increased congestion, vehicle miles traveled (VMT) and therefore GHG emissions. Various studies report that between 43 percent and 61 percent of TNC trips substitute for transit, walk or bike travel, or would not have been made at all. The University of Kentucky found that Uber and Lyft decrease rail ridership by 1.3 percent per year and bus ridership by 1.7 percent per year. These impacts could be dwarfed by the increased VMT that may occur in a future where privately owned automated vehicles are the primary means of travel. More discussion is provided in the Emerging Technology Technical Report.

Through additional policy discussions and planning efforts, SCAG will build upon Connect SoCal recommendations and develop a regional framework for technology and mobility services to ensure that the power of technology and innovation is harnessed to improve mobility, accessibility and sustainability in Southern California. This framework should be built on a foundation of guiding principles, data and analysis, to provide a blueprint for integrated policies, practices and programs. SCAG will develop work plans in partnership with various jurisdictions to implement innovative strategies aligned with the "Smart Cities and Job Centers," "Go Zones," "Accelerated Electrification" and "Shared Mobility and Mobility as a Service" Key Connections described in Chapter 3.

Through its Emerging Technologies Committee, SCAG will develop a set of guiding principles to inform decision-making processes related to new technologies in transportation. Guiding principles provide for the objective evaluation of technology to ensure outcomes are consistent with shared priorities, including congestion reduction, efficient use of land and public rights-of-way, equity, open data, labor, seamless connectivity and safety. Additionally, in order to enhance SCAG's understanding of emerging technology, staff will build on its Future Mobility Research Program in collaboration with the other large metropolitan planning organizations in California.

SCAG will also continue research efforts to understand travel behavior in response to incentives including pricing and other transportation demand management strategies. SCAG will engage with regional stakeholders to ensure local components of the Regional Intelligent Transportation Systems (ITS) Architecture are updated with the latest national standards, implement planned ITS investments, and to identify key actions for local jurisdictions to prepare for a connected and automated future. Through its ongoing Future Communities Initiative, SCAG will continue to ensure that public agencies in Southern California lead the nation with respect to efficiency, innovation and transparency through improvements in data collection, analysis and technology.

GLOSSARY

AASHTO American Association of State Highway and Transportation Officials – A nonprofit, non-partisan association representing highway and transportation departments in the 50 states, the District of Columbia and Puerto Rico.

AB 32 Assembly Bill 32 – Signed into law on September 26, 2006, it requires that the state’s global warming emissions be reduced to 1990 levels by 2020. This reduction will be accomplished through an enforceable statewide cap on global warming emissions that will be phased in starting in 2012 in addition to other measures. In order to effectively implement the cap, AB 32 directs the California Air Resources Board (ARB) to develop appropriate regulations and establish a mandatory reporting system to track and monitor global warming emissions levels. Please also see “ARB – California Air Resource Board.”

AB 169 Assembly Bill 169 – Provides for the sixteen federally recognized tribes in the SCAG region to join the SCAG Joint Powers Authority (JPA) to participate in the Southern California Association of Governments by voting at the SCAG General Assembly.

AB 398 Assembly Bill 398 – In 2017, California Governor Jerry Brown signed Assembly Bill 398 (Eduardo Garcia, Chapter 135, Statutes of 2017) to extend the state’s cap-and-trade program to 2030. Cap and trade is a key part of California’s plan to reduce greenhouse gas emissions 40 percent below 1990 levels by 2030. The enacted bill makes design changes to the post-2020 carbon market, such as including a price ceiling, price containment points, additional limits to the number and location of offset credits, limits on who can set greenhouse gas emission requirements, and specifics on industry assistance factors.

AB 617 Assembly Bill 617 – In 2017, California Governor Jerry Brown signed Assembly Bill 617 (C. Garcia, Chapter 136, Statutes of 2017) to develop a new community focused program to more effectively reduce exposure to air pollution and preserve public health. AB 617 is a companion bill to AB 398 that extends California’s cap-and-trade program for greenhouse gas emissions. The most significant criteria and toxics air quality legislation passed in California in the last three decades, AB 617 directs the California Air Resources Board (ARB) and all local air districts throughout California to take measures to protect communities disproportionately impacted by air pollution.

There are five central components to the AB 617 mandate:

- Community-level air monitoring
- A state strategy and community specific emission reduction plans
- Accelerated review of retrofit pollution control technologies on industrial facilities subject to Cap-and-Trade
- Enhanced emission reporting requirements
- Increased penalty provisions for polluters

Additionally, ARB may direct additional grant funding to communities determined to have the highest air pollution burden.

AB 744 Assembly Bill 744 – Allows a developer that is requesting a density bonus and including 100% affordable rental units in the development to also request that the city or county reduce the minimum parking requirements for the development. To qualify, the development would have to be either within half a mile of a major transit stop, a seniors-only development with access to transit, or a development that serves special-needs individuals and has access to transit. For mixed-income developments within a half mile of a major transit stop that include the maximum number of very low- or low-income units under Density Bonus Law, the parking requirement cannot exceed 0.5 per bedroom.

ABM Activity-Based Model is based on the principle that travel demand is derived from people’s daily activity patterns. ABMs predict when and where activities are conducted, for how long, and the travel choices made to complete them.

Absolute Constrained Areas Include tribal lands, military, open space, conserved lands, sea level rise areas (2 feet) and farmlands in unincorporated areas. These areas were identified during the scenario development process to be used during the modeling process to redirect jurisdictional growth into other areas. These are intended to be regional guidelines and do not supersede existing regulations or protections or local land use policy.

ACE Alameda Corridor East is a 35-mile corridor extending through the San Gabriel Valley between East Los Angeles and Pomona and connecting the Alameda Corridor to the transcontinental railroad network.

Active Transportation A mode of transportation that includes human powered transportation and low-speed electronic assist devices. Examples include but are not limited to: walking (includes any person walking, skateboarding and using a wheelchair or other personal mobility device), use of a bicycle, electric bicycle (e-bike), tricycle, scooter, skates, push scooter, trailer and hand cart.

ADA Americans with Disabilities Act of 1990 – Guarantees equal opportunity for individuals with disabilities in public accommodations, employment, transportation, state and local government services, and telecommunications. It prescribes federal transportation requirements for transportation providers.

ADU Accessory Dwelling Units – A room or set of rooms in a single-family home (and in a single-family zone) that has been designated or configured to be used as a separate dwelling unit, and has been established by a permit.

Advance Mitigation A science-based approach to identify mitigation opportunities early in the planning process prior to project design and permitting phases to support regional conservation priorities.

Affordable Housing Units Housing that is affordable to households earning 80% or less of the county median income.

Agricultural Lands Land designated for farming; specifically the production of crops and rearing of animals to provide food and other products.

AHSC Affordable Housing and Sustainable Communities – A state grant program from the Greenhouse Gas Reduction Fund that addresses land-use, housing, transportation, and land preservation projects to support infill and compact development to reduce greenhouse gas emissions.

AJR 40 Assembly Joint Resolution No. 40 – Introduced on August 23, 2007, the resolution calls upon the governor to declare a state of emergency in respect to the air quality health crisis in the South Coast Air Quality Basin related to emissions of PM2.5, and to direct steps necessary to address the emergency.

Antelope Valley AQMD Antelope Valley Air Quality Management District – The air pollution control agency with the primary responsibility for the control of non-vehicular sources of air pollution throughout the Antelope Valley within the northern part of Los Angeles County.. The District boundaries start

on the south just outside of Acton, north to the Kern County line, east to the San Bernardino County line, and west to the Quail Lake area. The AVAQMD is located within the Mojave Desert air basin.

AQMP Air Quality Management Plan – Regional plan for air quality improvement in compliance with federal and state air quality planning requirements including attaining applicable federal and state ambient air quality standards.

ARB California Air Resources Board – California state agency responsible for attaining and maintaining healthy air quality through setting and enforcing emissions standards, conducting research, monitoring air quality, providing education and outreach, and overseeing/assisting local air quality districts within California. The ARB is also responsible for implementing AB 32 and establishing regional greenhouse gas emission reduction targets for automobile and light trucks under SB 375. ARB is a part of the California Environmental Protection Agency, an organization which reports directly to the Governor's Office in the Executive Branch of California State Government.

ATIS Advanced Traveler Information Systems – Technology used to provide travelers with information, both pre-trip and in-vehicle, so they can better utilize the transportation system.

ATMS Advanced Transportation Management Systems – Technology used to improve the operations of the transportation network.

ATP Active Transportation Program – The ATP was created by Senate Bill 99 and Assembly Bill 101, and expanded by Senate Bill 1 to encourage increased use of active modes of transportation. The ATP is a program designed for cities, counties and regional government organizations to apply for funding to further active transportation planning and implementation in the State.

Automated Vehicle U.S. Department of Transportation's National Highway Traffic Safety Administration (NHTSA) has defined five increasing levels of vehicle automation at five levels:

- Level 0. No-Automation: The driver is in complete and sole control and performs all driving tasks.
- Level 1. Driver Assistance: Vehicle is controlled by the driver, but some driving assist features may be included in the vehicle design.
- Level 2. Partial Automation: Vehicle has combined automated functions,

like acceleration and steering, but the driver must remain engaged with the driving task and monitor the operating environment at all times.

- Level 3. Conditional Automation: Driver is a necessity, but is able to cede the performance of driving tasks to the vehicle. However the driver must be ready to take control of the vehicle at all times when noticed.
- Level 4. High Automation: The vehicle is capable of performing all driving functions under certain conditions, and within certain operating environments. The driver may or not have the ability to control the vehicle.
- Level 5. Full Automation: The vehicle is capable of performing all driving functions under all conditions. The driver may or may not have the ability to control the vehicle.

Autonomous Vehicle Vehicles in which operation of the vehicle occurs without direct driver input to control the steering, acceleration and braking and are designed so that the driver is not expected to constantly the roadway while operating in automated- driving mode.

B

Baseline Defined in the US EPA's Transportation Conformity Regulations, the Baseline is the future transportation system that will result from current programs, including the following (except that exempt projects listed in §93.126 and projects exempt from regional emissions analysis as listed in §93.127 need not be explicitly considered):

- All in-place regionally significant highway and transit facilities, services and activities
- All ongoing travel demand management or transportation system management activities
- Completion of all regionally significant projects, regardless of funding source, which are currently under construction or are undergoing right-of-way acquisition (except for hardship acquisition and protective buying); come from the first year of the previously conforming transportation plan and/or TIP; or have completed the NEPA process

For Connect SoCal, the Baseline is based upon the adopted 2019 FTIP.

Base Year The year that is used in the RTP/SCS performance analysis as a reference point for current conditions. For Connect SoCal, the base year is 2016.

BEV Battery Electric Vehicle – An electric drive vehicle powertrain that is powered by an on-board battery. A BEV is a sub-class of Plug-in Electric Vehicle (PEV).

Bike Share A service that provides users with on-demand access to bicycles at a variety of pick-up and drop-off locations for one-way (point-to-point) or roundtrip travel. Bike sharing fleets are commonly deployed in a network within a metropolitan region, city, neighborhood, employment center and/or university campus.

Bikeway Common term for any designated bicycle facility, such as a bicycle path, bicycle lane, bicycle route, sharrow, bicycle boulevard or cycle-track.

BNSF Burlington Northern and Santa Fe Railway Company

BRT Bus Rapid Transit – Bus transit service that seeks to reduce travel time through measures such as traffic signal priority, automatic vehicle location, dedicated bus lanes, limited-stop service and faster fare collection policies

Bus A transit mode comprised of rubber-tired passenger vehicles operating on fixed routes and schedules over roadways.

C

CAA Federal Clean Air Act – The federal law that authorized the United States Environmental Protection Agency (EPA) to establish national ambient air quality standards (NAAQS) to limit levels of pollutants in the air. EPA has promulgated such standards for six criteria pollutants: sulfur dioxide (SO₂), nitrogen dioxide (NO₂), carbon monoxide (CO), ozone, lead, and particulate matter (PM₁₀). All areas of the United States must maintain ambient levels of these pollutants below the ceilings established by the NAAQS; any area that does not meet these standards is a “nonattainment” area. States must develop State Implementation Plans (SIPs) to explain how they will comply with the CAA.

The last major change in the law, the Clean Air Act Amendments of 1990, was enacted by Congress in 1990. Legislation passed since then has made several minor changes. The Clean Air Act, like other laws enacted by Congress, was incorporated into the United States Code as Title 42, Chapter 85. The House of

Representatives maintains a current version of the U.S. Code, which includes Clean Air Act changes enacted since 1990.

Cal B/C Model California Life-Cycle Benefit/Cost Analysis Model (Cal-B/C) – Was developed for the California Department of Transportation (Caltrans) as a tool for benefit-cost analysis of highway and transit projects. It is an Excel (spreadsheet) application structured to analyze several types of transportation improvement projects in a corridor where there already exists a highway facility or a transit service (the base case).

CalBRACE CalBRACE is a project of the California Department of Public Health (CDPH) to enhance CDPH's capability to plan for and reduce health risks associated with climate change. CalBRACE provides local health departments and its partners with tools (e.g. climate change and health indicator narratives and data) to better understand the people and places in their jurisdictions that are more susceptible to adverse health impacts associated with climate change, specifically extreme heat, wildfire, sea level rise, drought, and poor air quality. The assessment data can be used to screen and prioritize where to focus deeper analysis and plan for public health actions to increase resilience.

Caltrans California Department of Transportation – State agency responsible for the design, construction, maintenance, and operation of the California State Highway System, as well as that portion of the Interstate Highway System within the state's boundaries.

Cap-and-Trade is a market based regulation that is designed to reduce greenhouse gases (GHGs) from multiple sources. Cap-and-trade sets a firm limit or cap on GHGs and minimize the compliance costs of achieving California's AB 32 goals. The cap will decline approximately 3 percent each year beginning in 2013. Trading creates incentives to reduce GHGs below allowable levels through investments in clean technologies. With a carbon market, a price on carbon is established for GHGs. Market forces spur technological innovation and investments in clean energy.

Carbon Sequestration The ability for natural elements such as forests, soils and oceans to store carbon instead of releasing it into the atmosphere, preventing GHG Emissions.

Car Share An integrated network of passenger vehicles available for short-term rental in heavily urbanized areas. Car share can take the form of return systems in which a vehicle must be returned to the parking space from which

it was rented. Alternatively, it can take the form of point-to-point systems in which the car can be returned to another space, or left anywhere within a pre-determined geographic zone. Peer-to-peer car sharing is an app based system that allows people to rent out their own private vehicles, and is return based.

CB Commuter Bus – Fixed-route bus systems that are primarily connecting outlying areas with a central city through bus service that operates with at least five miles of continuous closed-door service. This service typically operates using motorcoaches (aka over-the-road buses), and usually features peak scheduling, multiple-trip tickets, and multiple stops in outlying areas with limited stops in the central city.

CBO Community Based Organization – Public or private non-profit group that work at a local-level to address community needs.

CEHD Community, Economic and Human Development Committee – A SCAG committee that studies the problems, programs, and other matters which pertain to the regional issues of community, economic and human development, and growth. This committee reviews projects, plans, and programs of regional significance for consistency and conformity with applicable regional plans.

CEQA California Environmental Quality Act – State law providing certain environmental protections that apply to all state-funded transportation projects.

CHSRA California High-Speed Rail Authority – Agency responsible for planning, designing, constructing, and operating a state-of-the-art high-speed train system in California.

CIP Capital Improvement Program – Long-range strategic plan that identifies capital projects; provides a planning schedule and financing options.

Class I Railroad Rail carrier with operating revenues equal to or above \$447,621,226.

Climate Change Adaptation The Process of adjusting to actual or expected climate change and its effects, in order to moderate or avoid harm. Adaptation addresses the impacts but not the causes of climate change.

Climate Change Mitigation Consists of actions to limit the magnitude of climate change and its related effects. Mitigation addresses the cause of climate change.

CMAQ Congestion Mitigation and Air Quality Program – Federal program initiated by the Intermodal Surface Transportation Efficiency Act of 1991 to provide funding for surface transportation and other related projects that contribute to air quality improvements and reduce congestion.

CMP Congestion Management Program – Established by Proposition 111 in 1990, each county is required to develop and adopt a CMP that includes highway and roadway system monitoring, multimodal system performance analysis, transportation demand management program, land-use analysis program, and local conformance.

CO Carbon Monoxide – A colorless, odorless, poisonous gas formed when carbon in fuels is not burned completely and can be harmful when inhaled in large amounts. The greatest sources of CO to outdoor air are cars, trucks and other vehicles or machinery that burn fossil fuels. A variety of items in your home such as unvented kerosene and gas space heaters, leaking chimneys and furnaces, and gas stoves also release CO and can affect air quality indoors. CO is one of six “criteria air pollutants” for which the U.S. EPA set national standards pursuant to CAA.

COG Council of Governments – Under state law, a single or multi-county council created by a joint powers agreement.

Complete Communities Suburban communities that provide a mix of land uses in strategic growth areas, wherein most daily needs can be met within a short distance of home. Complete communities provide residents with the opportunity to support their local area and run daily errands by walking or bicycling rather than traveling by automobile.

Complete Streets Streets designed and operated to enable safe access for all roadway users of all ages and abilities, including pedestrians, bicyclists, motorists and transit riders. Complete Streets strategies can include traffic calming, bicycle priority streets (bicycle boulevards) and pedestrian connectivity to increase physical activity, improve connectivity to the regional bikeway/greenway networks, local businesses and parks.

Community Separator A parcel of undeveloped land, sometimes in the form of open space, separating two or more urban areas under different municipal jurisdictions, which has been designated to provide a permanent low-density area preserving the communal integrity of the two municipalities.

Congestion (Cordon Area) Pricing A system of surcharging users/drivers a fee to operate in designated areas, roads or highway corridors as part of a demand management strategy to relieve traffic congestion within that area.

Connected/Automated Vehicles Refers to the interrelated nature of connectivity and automation in new vehicle technology. Connected vehicles are vehicles that use any of a number of different communication technologies to communicate with the driver, other cars on the road (vehicle-to-vehicle [V2V]), roadside infrastructure (vehicle-to-infrastructure [V2I]) and the “Cloud” to improved safety, user experience and collision avoidance. Please also see “automated vehicles.”

Conservation Easement A voluntary agreement landowner and a land trust or government agency that permanently limits uses of the land in order to protect its conservation values.

Constant Dollars Dollars expended/received in a specific year adjusted for inflation/deflation relative to another time period.

Constrained Projects Constrained are projects that have funding whether committed or reasonably available.

Corridor In planning, a broad geographical band that follows a general directional flow or connects major sources of trips. It may contain a number of streets and highways, as well as transit lines and routes.

CR Commuter Rail – A transit mode that is an electric or diesel propelled railway for urban passenger train service consisting of local short distance travel operating between a central city and adjacent suburbs. Service must be operated on a regular basis by or under contract with a transit operator for the purpose of transporting passengers within urbanized areas (UZAs), or between urbanized areas and outlying areas. Such rail service, using either locomotive hauled or self-propelled railroad passenger cars, is generally characterized by multi-trip tickets, specific station to station fares, railroad employment practices, and usually only one or two stations in a central

business district. Commuter Rail does not include heavy rail rapid transit, or light rail /streetcar transit service, or intercity rail service.

CRIA Community Revitalization and Investment Authorities - Community Revitalization and Investment Authorities (CRIA) were enacted into law by Assembly Bill 2, which authorized the revitalization of disadvantaged communities through planning and financing infrastructure improvements and upgrades; economic development activities; and affordable housing via tax increment financing.

CSMP Corridor System Management Plans.

CTC California Transportation Commission – eleven voting members and two non- voting ex-officio members. Nine of the members are appointed by the Governor, one is appointed by the Senate Rules Committee, and one is appointed by the Speaker of the Assembly, to oversee and administer state and federal transportation funds and provide oversight on project delivery.

CTIPS California Transportation Improvement Program System – A project programming database system used to efficiently and effectively develop and manage various transportation programming documents as required under state and federal law.

CTP California Transportation Plan – A statewide, long-range transportation policy plan that provides for the movement of people, goods, services, and information. The CTP offers a blueprint to guide future transportation decisions and investments.

CVO Commercial Vehicle Operations – Management of commercial vehicle activities through ITS.

D

Demand Response A transit mode comprised of non-fixed route or fixed-schedule automobiles, vans or small buses that operate in response to calls from passengers or their agents to the transit operator, who then dispatches a vehicle to pick up and transport passengers to their destinations.

Development Impact Fee A fee imposed by a local government on a new or proposed development project, to pay for the costs of providing public services to the new development.

Displacement The process that occurs when the increasing property values brought about through gentrification drive out the existing residents and business operators, and attract a new and different demographic population to an area. Please also see Gentrification.

E

EIFD Enhanced Infrastructure Financing District – Senate Bill 628 authorizes the creation of a governmental entity known as an EIFD. One or more of these districts may be created within a city or county to finance the construction or rehabilitation of a wide variety of public infrastructure and private facilities by using property tax increment of consenting taxing agencies (cities, counties, special districts, but not schools).

EIR Environmental Impact Report – An informational document, required under CEQA, which will inform public agency decision-makers and the public generally of the significant environmental effects of a project, possible ways to minimize significant effects, and reasonable alternatives to the project.

EIS Environmental Impact Statement (federal) – National Environmental Policy Act (NEPA) requirement for assessing the environmental impacts of federal actions that may have a significant impact on the human environment.

EJ Environmental Justice – The concept of Environmental Justice is about equal and fair access to a healthy environment, with the goal of protecting

minority and low-income communities from incurring disproportionate negative environmental impacts.

EJA Environmental Justice Area – The area is created using SCAG’s transportation analysis zones (TAZ), which are similar to census block groups that have a higher concentration of minority population or low-income households than is seen in the region as a whole.

EMFAC Model The Emission Factors model is a computer model developed by the ARB for estimating emission rates and emissions for on-road mobile sources operating in California. Upon approved by the U.S. Environmental Protection Agency, EMFAC model is required to be used for regional transportation conformity determination in California.

EPA The United States Environmental Protection Agency – Federal agency established to develop and enforce regulations that implement environmental laws enacted by Congress to protect human health and safeguard the natural environment.

E-scooter An e-scooter is an electric powered two-wheeled device that has handlebars, a floorboard designed to be stood upon when riding, and is sized to accommodate most adults. The e-scooter travel on level ground up to about 15mph.

EV Electric Vehicle – A vehicle fully or partially powered by an electric engine. In common use it is synonymous with Plug-In Electric Vehicle (PEV), however hydrogen fuel cell vehicles are also electric vehicles.

EV Charging Station A location where a vehicle can be parked and the electric storage or battery can be recharged. EV charging stations can be private or publicly accessible and can be free to the user or used for a fee

Executive Order B-30-15 Signed by Governor Brown on April 29, 2015, which establishes a California Greenhouse Gas (GHG) reduction target of 40 percent below 1990 levels by 2030.

Express Lane A High-Occupancy Vehicle lane that single-occupant drivers can pay to drive in, also referred to as “High Occupancy Toll Lanes.”

F

FAA Federal Aviation Administration – Federal agency responsible for issuing and enforcing safety regulations and minimum standards, managing air space and air traffic, and building and maintaining air navigation facilities.

FAST Act Fixing America’s Surface Transportation Act (H.R. 22) – Signed into law by President Obama on December 4, 2016. FAST Act funds surface transportation programs at over \$305 billion for five years through 2020.

FCV Fuel Cell Vehicle – Electric vehicles that are powered by hydrogen fuel cells.

FHWA Federal Highway Administration – Federal agency responsible for administering the Federal-Aid Highway Program, which provides federal financial assistance to the states to construct and improve the National Highway System, urban and rural roads, and bridges.

First-Last Mile Strategies designed to increase transit usage by making it more convenient and safe to walk or bicycle to and from transit stations. Strategies include wayfinding, bikeways, station amenities, new crosswalks, sidewalk improvements, shared mobility services and bike share.

Form Based Code A means of regulating land development to achieve a specific urban form. Form based codes foster predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle, with a lesser focus on land use through municipal regulations.

FRA Federal Railroad Administration – Federal agency created to promulgate and enforce rail safety regulations, administer railroad assistance programs, conduct research and development in support of improved railroad safety and national rail transportation policy, and consolidate government support of rail transportation activities.

FTA Federal Transit Administration – The federal agency responsible for administering federal transit funds and assisting in the planning and establishment of area wide urban mass transportation systems. As opposed to FHWA funding, most FTA funds are allocated directly to local agencies, rather than to Caltrans.

FTIP Federal Transportation Improvement Program – A six-year comprehensive listing of transportation projects proposed for federal funding, that require a federal action, or are regionally significant, and are within the planning area of an MPO, the last two years are for informational purposes only.

FTZ Foreign Trade Zones.

FY Fiscal Year – The twelve-month period on which the budget is planned. The state fiscal year begins July 1 and ends June 30 of the following year. The federal fiscal year begins October 1 and ends September 30 of the following year.

G

Gentrification while holding many definitions, is commonly understood as a change process in historically low-income communities that results in rising real estate values coupled with shifts in the economic, social, and cultural demographics and feel of the communities. Please also see Displacement.

GGRF Greenhouse Gas Reduction Funds – administered by state and local agencies for a variety of greenhouse gas (GHG) emission reductions programs, including energy efficiency, public transit, low-carbon transportation and affordable housing.

GHG Greenhouse Gases – Components of the atmosphere that contribute to the greenhouse effect. The principal greenhouse gases that enter the atmosphere because of human activities are carbon dioxide, methane, nitrous oxide, and fluorinated gases.

GIS Geographic Information System – Mapping software that links information about where things are with information about what things are like. GIS allows users to examine relationships between features distributed unevenly over space, seeking patterns that may not be apparent without using advanced techniques of query, selection, analysis, and display.

GNP Gross National Product – An estimate of the total value of goods and services produced in any specified country in a given year. GNP can be measured as a total amount or an amount per capita.

Grade Crossing A crossing or intersection of highways, railroad tracks, other guideways, or pedestrian walks, or combinations of these at the same level or grade.

Greenbelt Land surrounding or neighboring areas that is designated as largely undeveloped, wild or agricultural.

Greenfield Also known as “raw land,” land that is privately owned, lacks urban services, has not been previously developed, and is located at the fringe of existing urban areas.

GRP Gross Regional Product.

H

Habitat Connectivity The degree to which the landscape facilitates animal movement and other ecological flows.

HCP Habitat Conservation Plan – Established under Section 10 of the federal Endangered Species Act to allow development to proceed while protecting endangered species. A federal Habitat Conservation Plan is typically accompanied by a state Natural Communities Conservation Plan or NCCP.

HDT Heavy-Duty Truck – Truck with a gross vehicle weight of 8,500 pounds or more.

Health Equity SCAG has adopted the California Department of Public Health, Office of Health Equity (OHE) definition to define health equity as “efforts to ensure that all people have full and equal access to opportunities that enable them to lead healthy lives.” Determinants of equity are, “social, economic, geographic, political, and physical environmental conditions that lead to the creation of a fair and just society.”

Healthy Cities A movement that promotes comprehensive, systematic policy and planning for health by addressing the social, economic and environmental determinants of health. Healthy Cities emphasizes the need to address inequality in health, urban poverty and participatory governance.

Heavy Rail A transit mode that is an electric railway with the capacity for a heavy volume of traffic. It is characterized by high speed and rapid

acceleration passenger rail cars operating singly or in multi-car trains on fixed rails, separate rights-of-way (ROW) from which all other vehicular and foot traffic are excluded, sophisticated signaling, and raised platform loading.

HIA Health Impact Assessment – A tool that can help communities, decision makers, and practitioners make choices that improve public health through community design.

HiAP Health in All Policies – HiAP is a collaborative strategy that aims to improve public health outcomes by including health considerations in the decision-making process across sectors and policy areas. HiAP addresses the social determinants of health by encouraging transportation practitioners to work with nontraditional partners who have expertise related to public health outcomes, such as city and county public health departments.

HIN High Injury Network – A High Injury Network include stretches of roadways where the highest concentrations of collisions occur on the transportation network.

Home-Based Work Trips Trips that go between home and work, either directly or with an intermediate stop. Home-based work trips include telecommuting, working at home, and non-motorized transportation work trips.

HOT Lane High-Occupancy Toll Lane – An HOV lane that single-occupant drivers can pay to drive in, also referred to as “Express Lanes.”

Household A household consists of all the people who occupy a housing unit. A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household.

HOV Lane High-Occupancy Vehicle Lane – A lane restricted to vehicles with two (and in some cases three) or more occupants to encourage carpooling. Vehicles include automobiles, vans, buses, and taxis.

HQTA High Quality Transit Areas – Generally a walkable transit village or corridor, consistent with the adopted RTP/SCS, and is within one half-mile of a well-served transit stop or a transit corridor with 15-minute or less service

frequency during peak commute hours. Freeway transit corridors with no bus stops on the freeway alignment do not have a directly associated HQTA. The definition that SCAG has been using for the HQTA is based on the language in SB375 which defines:

- **Major Transit Stop:** A site containing an existing rail or bus rapid 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 (CA Public Resource Code Section 21064.3). SCAG’s methodology for identifying major transit stops is included as an appendix to the Transit Technical Report.
- **High-Quality Transit Corridor (HQTC):** A corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours (CA Public Resource Code Section 21155(b)). SCAG’s methodology for identifying HQTCs is included as an appendix to the Transit Technical Report.

HSIP Highway Safety Improvement Program – A core Federal-aid program with the purpose to achieve a significant reduction in traffic fatalities and serious injuries on all public roads, including non-State-owned roads and roads on tribal land.

HSR High-Speed Rail – Intercity passenger rail service that is reasonably expected to reach speeds of at least 110 mile per hour.

HTF Highway Trust Fund – The Federal HTF is a transportation fund in the United States that received money from a federal fuel tax of 18.4 cents per gallon on gasoline and 24.4 cents per gallon from diesel fuel and related excise taxes.

HUD U.S. Department of Housing and Urban Development – Federal agency charged with increasing homeownership, supporting community development, and increasing access to affordable housing free from discrimination.

HUTA Highway Users Tax Account – Formerly known as the California Highway Users Tax Fund, HUTA is a trust fund comprised of revenues collected from taxes imposed by California on motor vehicle fuels for use in motor vehicles upon public streets and highways. The HUTA is dedicated to fund transportation improvements.

ICE Internal Combustion Engine – Refers traditional vehicle engines that are powered by the burning of fuel sources, including gasoline, diesel, and natural gas.

ICTC Imperial County Transportation Commission – Agency responsible for planning and funding countywide transportation improvements and administering the county’s transportation sales tax revenues.

IGR Intergovernmental Review Process – The review of documents by several governmental agencies to ensure consistency of regionally significant local plans, projects, and programs with SCAG’s adopted regional plans.

Inclusionary Zoning Municipal or county planning ordinances that require a given share of new construction to be affordable by people with low to moderate incomes.

Infill New development on vacant, underutilized or undeveloped land within an existing community that is enclosed by other types of development.

Infrastructure The basic facilities, equipment, services, and installations needed for the growth and functioning of a community. This may refer to transportation infrastructure such as rail stations or roadways, as well as other civic infrastructure such as electrical and water systems.

In-Lieu Fee (Environment) An in-lieu fee is one type of mitigation that can be used to compensate for unavoidable environmental impacts that would affect open space, culturally significant land, agricultural and forestry land, wetlands or other environmentally sensitive areas. Such fees are typically pooled and distributed to build off-site mitigation areas.

In-Lieu Fee (Housing) A fee typically applied when affordable housing cannot be provided “on-site” of a new development. These fees are typically paid into a housing trust fund and used (often along with other local funding sources) to finance affordable housing to be developed “off-site”.

ITIP Interregional Transportation Improvement Program – The portion of the STIP that includes projects selected by Caltrans (25 percent of STIP funds).

ITS Intelligent Transportation Systems – Systems that use modern detection, communications and computing technology to collect data on system operations and performance, communicate that information to system managers and users, and use that information to manage and adjust the transportation system to respond to changing operating conditions, congestion, or accidents. ITS technology can be applied to arterials, freeways, transit, trucks, and private vehicles. ITS include Advanced Traveler Information Systems (ATIS), Advanced Public Transit Systems (APTS), Advanced Traffic Management Systems (ATMS), Advanced Vehicle Control Systems (AVCS), and Commercial Vehicle Operations (CVO).

J **JPA** Joint Powers Authority – Two or more agencies that enter into a cooperative agreement to jointly wield powers that are common to them. JPAs are a vehicle for the cooperative use of existing governmental powers to finance and provide infrastructure and/or services in a cost-efficient manner.

L **LACMTA** Los Angeles County Metropolitan Transportation Authority, also referred to as “Metro” – Agency responsible for planning and funding countywide transportation improvements, administering the county’s transportation sales tax revenues, and operating bus and rail transit service.

LAFCo Local Agency Formation Commission - Regional service planning agencies of the State of California that exercise regulatory and planning powers. LAFCos regulatory powers are outlined in California Government Code Sections 56375 and 56133.

LAWA or LAX Los Angeles World Airports – Aviation authority of the City of Los Angeles. LAWA owns and operates Los Angeles International (LAX), Ontario International, Van Nuys, and Palmdale Airports.

LCVs Longer-Combination Vehicles – Includes tractor-trailer combinations with two or more trailers that weigh more than 80,000 pounds.

LID Low Impact Development – A land planning and engineering design approach to manage storm water runoff as part of green infrastructure.

LID emphasizes conservation and use of on-site natural features to protect water quality.

LIHTC Low Income Housing Credit – A federal program created under the Tax Reform Act of 1986, which gives incentives for the utilization of private equity in the development of affordable housing.

Livable Communities Any location in which people choose to live may be viewed as “livable.” However, communities that contain a healthy mix of homes, shops, workplaces, schools, parks, and civic institutions coupled with a variety of transportation choices, give residents greater access to life’s daily essentials and offer higher quality of life to a wider range of residents.

Livable Corridors Arterial roadways where local jurisdictions may plan for a combination of the following elements: high-quality bus frequency; higher density residential and employment at key intersections; and increased active transportation through dedicated bikeways. Most, but not all Livable Corridors would be located within HQTAs. Livable Corridor land-use strategies include development of mixed use retail centers at key nodes along corridors, increasing neighborhood-oriented retail at more intersections, applying a “Complete Streets” approach to roadway improvements and zoning that allows for the replacement of underperforming auto- oriented strip retail between nodes with higher density residential and employment.

LTF Local Transportation Fund – A fund which receives TDA revenues.

M

MaaS Mobility as a Service – Please see “Shared Mobility Services.”

MAP Million Annual Passengers – Used to quantify airport activity.

MAP-21 Moving Ahead for Progress in the 21st Century – Signed into law by President Obama on July 6, 2012. Funding surface transportation programs at over \$105 billion for fiscal years (FY) 2013 and 2014, MAP-21 was the first long-term highway authorization enacted since 2005. To allow more time for development and consideration of a long-term reauthorization of surface transportation programs, Congress has enacted short term extensions of the expiring law, MAP-21.

Market Incentives Measures designed to encourage certain actions or behaviors. These include inducements for the use of carpools, buses, and other HOVs in place of single-occupant automobile travel. Examples include HOV lanes, preferential parking, and financial incentives.

MDAB Mojave Desert Air Basin – Area defined by state law as comprising the desert portions of Los Angeles, Kern, Riverside, and San Bernardino Counties.

MDAQMD Mojave Desert Air Quality Management District – Stretched out over almost 20,000 square miles of California’s vast desert expanse, the Mojave Desert Air Quality Management District is geographically the second largest of the state’s 35 air districts. As the air pollution control agency for San Bernardino County’s High Desert and Riverside County’s Palo Verde Valley, the District has primary responsibility for regulating stationary sources of air pollution located within its jurisdictional boundaries. The District implements air quality programs required by state and federal mandates, enforces rules and regulations based on air pollution laws and educates businesses and residents about their role in protecting air quality and the risks of air pollution.

Measure A Revenues generated from Riverside County’s local half-cent sales tax.

Measure D Revenues generated from Imperial County’s local half-cent sales tax.

Measure I Revenues generated from San Bernardino County’s local half-cent sales tax.

Measure M Revenues generated from Orange County’s local half-cent sales tax. Also refers to Los Angeles County’s local half cent sales tax which was authorized in 2018.

Measure R Revenues generated from Los Angeles County’s local half-cent sales tax. Los Angeles County has three permanent local sales taxes (Proposition A, Proposition C, and Measure M) and one temporary local sales tax (Measure R).

Metrolink Regional commuter rail system connecting Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties and operated by SCRRA.

Micro-mobility Personal vehicles which typically are designed to carry one passenger. Devices include but are not limited to bicycles, electronic bicycles (e-bikes) and electronic scooters (e-scooters). Micro-mobility is often linked to bike and scooter sharing.

Mills Act A state law allowing cities to enter into contracts with the owners of historic structures. Such contracts require a reduction of property taxes in exchange for the continued preservation of the property.

Mitigation Measure A measure designed to minimize a project's significant environmental impacts.

Mixed Flow Traffic movement having autos, trucks, buses, and motorcycles sharing traffic lanes.

Mixed Use Development A type of urban development that blends residential, commercial, cultural, institutional or industrial uses, where those functions are physically and functionally integrated, and that provides pedestrian connections.

Mode Split The proportion of total person trips using various specified modes of transportation.

Mode A particular form of travel (e.g., walking, traveling by automobile, traveling by bus, or traveling by train).

Model A mathematical description of a real-life situation that uses data on past and present conditions to make a projection.

MPO Metropolitan Planning Organization – A federally required planning body responsible for transportation planning and project selection in a region.

MSHCP Multiple Species Habitat Conservation Plans – A comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP) designed to preserve a network of habitat and open space, protecting biodiversity and enhancing the region's quality of life. MSHCPs are often implemented with the assistance of federal and state wildlife agencies.

MTS Metropolitan Transportation System – Regional network of roadways and transit corridors.

Multi-Family Residential Multi-family units are attached residences, apartments, condominiums, and townhouses. Multi-family residences are usually served by all utilities, are on paved streets, and are provided with or have access to all urban facilities such as schools, parks, police and fire stations. Senior citizen apartment buildings are included in these classes. Also included are off-campus university owned housing and off-campus fraternity/sorority houses.

Multimodal A mixture of the several modes of transportation, such as transit, highways, non-motorized, etc.

N

NAAQS National Ambient Air Quality Standards – The federal Clean Air Act requires US EPA to set National Ambient Air Quality Standards (NAAQS) for six criteria air pollutants. These common air pollutants can harm human health and the environment, and cause property damage. Please see "CAA-Federal Clean Air Act" for more information on NAAQS.

Natural Lands Biologically diverse landscapes such as forested and mountainous areas, shrub lands, deserts and other ecosystems which contain habitat that supports wildlife and vegetation.

NCCP Natural Community Conservation Plan – A program that takes a broad-based ecosystem approach to planning for the protection and perpetuation of biological diversity. It is broader in its orientation and objectives than the California and Federal Endangered Species Acts, as these laws are designed to identify and protect individual species that have already declined in number significantly.

NEPA National Environmental Protection Act – Federal environmental law that applies to all projects funded with federal funds or requiring review by a federal agency.

New Markets Tax Credit The New Markets Tax Credit (NMTC) Program incentivizes business and real estate investment in low-income communities via a federal tax credit.

New Mobility The integration of various forms of transportation services into a single service accessible on demand. Please also see “Shared Mobility Services.”

NGV Natural Gas Vehicle – Vehicles that are powered by internal combustion engines that burn compressed or liquid natural gas.

NIMBY Not in My Backyard – The phenomenon where people oppose the location of a development perceived as undesirable (e.g. landfill, freeway expansion) in their own neighborhood, but raise no objections of similar developments elsewhere.

NIMS National Incident Management System – Nationwide template that enables all government, private-sector, and non-governmental organizations to work together during a domestic incident.

NMAs Neighborhood Mobility Areas Areas with a high number of intersections, low observed travel speed, high mix of uses and high accessibility to “everyday” destinations. These are areas where complete streets and sustainability policies support and encourage replacing or reducing single and multi-occupant automobile use with walking, bicycling, skateboarding and slow speed electric vehicles (such as e-bikes, scooters, senior mobility devices and neighborhood electric vehicles). Please also see “Complete Streets.”

Nominal Dollars Actual dollars expended/received in a specific year without adjustments for inflation/deflation.

Non-Reportable TCM The following de minimis committed TCMs are defined in the Final 2019 FTIP Guidelines as non-reportable TCMs for the purpose of TCM timely implementation reporting:

- Bus/shuttle/paratransit fleet expansion projects with fewer than 5 vehicles
- Bus stop improvement projects
- Bicycle facility less than 1 mile and pedestrian facility less than 1/4 mile
- Intelligent transportation systems/control system computerization projects with fewer than 3 traffic signals
- Changeable message sign projects with fewer than 5 signs
- Bike parking facilities, new or expansion, with nine or

fewer bike lockers/slots

- Expansion of bus station/shelter/transfer facilities with nine or fewer bike lockers/slots
- Rail station expansion with addition of nine or fewer bike lockers/slots.

NOx Nitrogen oxides – A group of highly reactive gases, all of which contain nitrogen and oxygen in varying amounts. NOx is a major component of ozone and smog. NOx also can be a major component of particle air pollution.

NTD National Transit Database – The Federal Transit Administration’s (FTA) national database for transit statistics.



O&M Operations and Maintenance – The range of activities and services provided by the transportation system and for the upkeep and preservation of the existing system.

OCS Overhead Catenary System - A type of wayside power where vehicles may connect to and draw power from overhead wires.

OCTA Orange County Transportation Authority – Agency responsible for planning and funding countywide transportation improvements, administering the county’s transportation sales tax revenues, and operating bus transit service.

OEM Original Equipment Manufacturer

OHE Office of Health Equity - OHE is a program within the CDPH focused on providing a leadership role to reduce health and mental health disparities to vulnerable communities. OHE has moved forward with the implementation of Portrait of Promise: The California Statewide Plan to Promote Health and Mental Health Equity. Example action items include advancing climate change and health equity research, supporting the Cal BRACE Framework through additional research, and publishing new reports such as Safeguarding California: Implementation Action Plan – Public Health Sector Plan.

Open Space Generally understood as any area of land or water which, for whatever reason, is not developed for urbanized uses and which therefore enhances residents’ quality of life. Each county and city in California must

adopt an open space element as part of its general plan. The element is a statement of local planning policies focusing on the use of unimproved land or water for: 1) the preservation or managed production of natural resources, 2) outdoor recreation, and 3) the promotion of public health and safety. Therefore, open space will be defined by each jurisdiction based on their own unique resources and environment.

OWP Overall Work Program – SCAG develops an OWP annually, describing proposed transportation planning activities for the upcoming fiscal year, including those required by federal and state law.

P

Parking Subsidy The difference between the out-of-pocket amount paid by an employer on a regular basis in order to secure the availability of an employee parking space not owned by the employer and the price, if any, charged to an employee for use of that space.

PCI Pavement Condition Index – A numerical index between 0 and 100 which is used to indicate the general condition of a pavement.

PEIR Program Environmental Impact Report – An information document that analyzes and discloses potential environmental effects of large-scale plans or programs in accordance with provisions of the California Environmental Quality Act (CEQA).

PeMS Freeway Performance Measurement System – A service provided by the University of California, Berkeley, to collect historical and real-time freeway data from freeways in the state of California in order to compute freeway performance measures.

Person Trip A trip made by a person by any mode or combination of modes for any purpose.

PEV Plug-in Electric Vehicle – Refers to all vehicles that can be plugged into an external source of electricity in order to recharge an on-board battery which will provide some or all power to an electric engine.

PGA Priority Growth Area – Designated areas prioritized for new development based on established criteria (e.g. infrastructure, location, market).

PHEV Plug-in Hybrid Electric Vehicle – A vehicle powertrain that combines an electric engine with a traditional internal combustion engine. The two engines can operate in parallel with the electric engine operating at certain speeds, or the engines can operate sequentially, with all power being provided by the electric engine until the battery power is exhausted.

PM2.5 Particulate matter with diameters that are generally 2.5 micrometers and smaller – A mixture of fine inhalable solid particles and liquid droplets found in the air 2.5 micrometers or less in size (A micrometer is one-millionth of a meter. The average human hair is about 70 micrometers in diameter). These fine particles result from fuel combustion from motor vehicles, power generation, and industrial facilities, as well as from residential fireplaces and wood stoves.

PM10 Particulate matter with diameters that are generally 10 micrometers and smaller – A mixture of inhalable solid particles and liquid droplets found in the air 10 micrometers or less in size (A micrometer is one-millionth of a meter. The average human hair is about 70 micrometers in diameter). These coarse particles are generally emitted from sources such as vehicles traveling on unpaved roads, materials handling, and crushing and grinding operations, as well as windblown dust.

PMD LA/Palmdale Regional Airport – Regional airport located in Palmdale.

PMT Passenger Miles Traveled – The cumulative sum of the distances ridden by each public transportation passenger.

POE Port of Entry.

POLA Port of Los Angeles.

POLB Port of Long Beach.

PPP Public-Private Partnership – Contractual agreements formed between a public agency and private-sector entity that allow for greater private-sector participation in the delivery of transportation projects.

PRC Peer Review Committee – An “informal” committee of technical experts usually organized and invited to review and comment on various technical issues and processes used in the planning process.

Proposition 1A Passed by voters in 2006, Proposition 1A protects transportation funding for traffic congestion relief projects, safety improvements, and local streets and roads. It also prohibits the state sales tax on motor vehicle fuels from being used for any purpose other than transportation improvements and authorizes loans of these funds only in the case of severe state fiscal hardship.

Proposition 1B Highway Safety, Traffic Reduction, Air Quality, and Port Security State of California – Passed in November 2006, Proposition 1B provides \$19.9 billion to fund state and local transportation improvement projects to relieve congestion, improve movement of goods, improve air quality, and enhance safety and security of the transportation system.

Proposition A Revenues generated from Los Angeles County's local half-cent sales tax. Los Angeles County has three permanent local sales taxes (Propositions A and C; and Measure M) and one temporary local sales tax (Measure R).

Proposition C Revenues generated from Los Angeles County's local half-cent sales tax. Los Angeles County has three permanent local sales taxes (Propositions A and C; and Measure M) and one temporary local sales tax (Measure R).

PTA Public Transportation Account – The major state transportation account for mass transportation purposes. Revenues include a portion of the sales tax on gasoline and diesel fuels.

Public Transportation As defined in the Federal Transit Act, "Transportation by a conveyance that provides regular and continuing general or special transportation to the public, but does not include school bus, charter, or intercity bus transportation or intercity passenger rail transportation provided by the entity described in chapter 243 (Amtrak or a successor to such entity)."

PUC Public Utilities Commission – Regulates privately owned telecommunications, electric, natural gas, water, railroad, rail transit, and passenger transportation companies.

R

RAMP Regional Advance Mitigation Program – Advance mitigation is a science-based approach to identify mitigation opportunities to support regional conservation priorities. By considering mitigation development early in the regional planning process prior to design and permitting phases, proponents can identify higher-quality mitigation opportunities.

Rapid Bus A bus rapid transit (BRT) type service operated by Metro with vehicles branded as "Rapid" and painted red, operating in mixed traffic environments, serving fewer stops than local bus service, and with transit signal priority where available. Other transit operators, including Culver CityBus, Santa Monica's Big Blue Bus and Torrance Transit, also operate Rapid lines.

RBN Regional Bikeway Network – A system of regionally interconnected bikeways linking cities and counties in the SCAG region.

RC Regional Council – Conducts the affairs of SCAG; implements the General Assembly's policy decisions; acts upon policy recommendations from SCAG policy committees and external agencies; appoints committees to study specific problems; and amends, decreases or increases the proposed budget to be reported to the General Assembly.

RCIS Regional Conservation Investment Strategy – A voluntary, non-regulatory, and non-binding conservation assessment that includes information and analyses and establishes biological goals and objectives that may be used as a basis to provide advance mitigation through the development of credits or to inform other conservation investments.

RCP Regional Comprehensive Plan (RCP) – Developed by SCAG, the RCP is a vision of how Southern California can balance resource conservation, economic vitality, and quality of life. It will serve as a blueprint to approach growth and infrastructure challenges in an integrated and comprehensive way.

RCTC Riverside County Transportation Commission – Agency responsible for planning and funding countywide transportation improvements and administering the county's transportation sales tax revenues.

Rent Stabilization A practice which allows landlords a reasonable rate of return on their investments while setting maximum rates for annual rent increases to protect tenants.

Resilience The capacity of infrastructure, communities and their related systems to mitigate, adapt or positively respond to chronic and acute stresses, transforming in ways that restore, maintain and even improve their essential functions.

RGN Regional Greenway Network – A regional system of bikeways physically separate from traffic. It makes use of riverbeds and under-utilized utility corridors. It is part of the Regional Bikeway Network (RBN).

RHNA Regional Housing Needs Assessment – Quantifies and allocates the determination of housing need during specified planning periods at various income categories for each city and county in the region, in accordance with state housing law. Cities and counties then address this need through the process of updating the housing elements of local General Plans.

Ride-hailing A generic term to describe booking rides and paying for car service through a smartphone app with a transportation network company (TNC) such as Uber or Lyft. The term “ridesharing” has been used to describe TNCs, but it has been widely argued to be inaccurate, and hence the ride-hailing term was introduced.

Rideshare Please see “Ride-hailing.”

RMRA Road Maintenance and Rehabilitation Account – Funds related to the Road Maintenance and Rehabilitation Program, collected via fuel taxes and vehicle fees established by SB 1, are deposited in the RMRA. Cities and counties receiving RMRA funds must comply with relevant federal and state laws, regulations, policies and procedures. RMRA funds are also referred to as “SB 1 funds”. Please also see “SB 1.”

ROG Reactive Organic Gas – Organic gases emitted from a variety of sources, including motor vehicles, chemical plants, refineries, factories, consumer, commercial products, and other industrial sources. Ozone, the main component of smog, is formed from the reaction of VOCs and NOx in the presence of heat and sunlight.

RSTIS Regionally Significant Transportation Investment Study – Involves identifying all reasonable transportation options, their costs, and their environmental impacts. RSTIS projects are generally highway or transit improvements that have a significant impact on the capacity, traffic flow, level of service, or mode share at the transportation corridor or sub-area level.

RTMS Regional Transportation Monitoring System – Internet-based transportation monitoring system. The RTMS will be the source for real-time and historical transportation data collected from local, regional, and private data sources.

RTP Regional Transportation Plan (RTP) – Federally required 20-year plan prepared by metropolitan planning organizations and updated every four years. Includes projections of population growth and travel demand, along with a specific list of proposed projects to be funded.

RTSS Regional Transit Security Strategy – Strategy for the region with specific goals and objectives related to the prevention, detection, response, and recovery of transit security issues.

S

Safe Routes to School Part of a nationwide/region-wide program to increase students walking or biking to school. Includes engineering, educational and enforcement activities. Funded through the State Active Transportation Program (ATP).

SANDAG San Diego Association of Governments.

SB 1 Senate Bill 1 – Known as the Road Repair and Accountability Act of 2017, SB 1 established fuel taxes and vehicle fees that will generate new funding for roadways, including up to \$1.5 billion per year allocated directly to counties and cities for local road maintenance, safety improvements and complete streets improvements (e.g. bicycle and pedestrian facilities).

SB 45 Senate Bill 45 (Chapter 622, Statutes of 1997, Kopp) – Established the current STIP process and shifted control of decision-making from the state to the regional level.

SB 226 (Simitian) Implements changes to the California Environmental Quality Act (CEQA) by authorizing limited CEQA review for urban infill projects, creating a new statutory exemption for rooftop and parking lot solar energy projects and establishing that greenhouse gas emissions at a project or cumulative level do not disqualify the use of categorical exemptions if the project complies with certain regulations and requirements.

SB 375 Senate Bill 375 (Chapter 728, Steinberg) – Established to implement the state’s greenhouse gas (GHG) emission-reduction goals, as set forth by AB 32, in the sector of cars and light trucks. This mandate requires the California Air Resources Board to determine per capita GHG emission-reduction targets for each metropolitan planning organization (MPO) in the state at two points in the future—2020 and 2035. In turn, each MPO must prepare a Sustainable Communities Strategy (SCS) that demonstrates how the region will meet its GHG reduction target through integrated land use, housing, and transportation planning.

SB 535 Senate Bill 535 (Chapter 830, De León) – Established that a quarter of the proceeds from the Greenhouse Gas Reduction Fund must also go to projects that provide a benefit to disadvantaged communities. A minimum of 10 percent of the funds must be for projects located within those communities. The legislation gives the California Environmental Protection Agency responsibility for identifying those communities.

SB 743 (Steinberg, 2013) Made several changes to the California Environmental Quality Act (CEQA) for projects located in areas served by transit. SB 743 proposes to eliminate auto delay, level of services, and other similar measures of vehicular capacity or traffic congestion as a basis for determining significant impacts. It also creates a new exemption for certain projects that are consistent with a Specific Plan, and eliminates the need to evaluate aesthetic and parking impacts of a project in some circumstances.

SBCTA San Bernardino County Transportation Authority – The council of governments and transportation planning agency for San Bernardino County. SBCTA is responsible for cooperative regional planning and developing an efficient multimodal transportation system countywide.

SBD San Bernardino International Airport – International airport located in San Bernardino.

SCAB South Coast Air Basin – Comprises the non-Antelope Valley portion of Los Angeles County, Orange County, western Riverside County, and the non-desert portion of San Bernardino County.

SCAG Southern California Association of Governments – The metropolitan planning organization (MPO) for six counties including Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura.

SCAQMD South Coast Air Quality Management District – The air pollution control agency for all of Orange County and the urbanized portions of Los Angeles, Riverside, and San Bernardino Counties in Southern California. This area of 10,743 square miles is home to over 16.8 million people—about half the population of the whole state of California. It is the second most populated urban area in the United States and one of the smoggiest. South Coast AQMD is responsible for controlling emissions primarily from stationary sources of air pollution within its jurisdiction. These can include anything from large power plants and refineries to the corner gas station.

SCCAB South Central Coast Air Basin – Comprises San Luis Obispo, Santa Barbara, and Ventura Counties.

SCS Sustainable Communities Strategy – As part of SB 375, which was established to implement the state’s greenhouse gas (GHG) emission-reduction goals, as set forth by AB 32, each California metropolitan planning organization (MPO) is required to prepare a SCS as part of their regional transportation plan. The mandate requires the California Air Resources Board to determine per capita GHG emission-reduction targets for each MPO in the state at two points in the future – 2020 and 2035. In turn, each MPO must prepare a SCS that demonstrates how the region will meet its GHG through integrated land use, housing and transportation planning.

Scooter Share Scooter sharing allows individuals access to scooters by joining an organization that maintains a fleet of scooters at various locations. Scooter sharing models can include a variety of motorized and non-motorized scooter types. The scooter service provider typically provides gasoline or charge (in the case of motorized scooters), maintenance, and may include parking as part of the service. Users typically pay a fee each time they use a scooter. Trips can be roundtrip or one way.

SDOH Social Determinants of Health – Includes the circumstances in which people are born, grow up, live, work, play, and age. Economic opportunities,

government policies, and the built environment all play a role in shaping these circumstances and influencing public health outcomes.

SED Socioeconomic Data – Population, employment and housing forecast.

SGC The Strategic Growth Council is a state agency tasked with encouraging the development of sustainable communities.

SHA State Highway Account – The major state transportation account for highway purposes. Revenues include the state excise taxes on gasoline and diesel fuel and truck weight fees.

Shared Mobility Services Refers to a wide variety of new mobility services and encompasses bike share, scooters, car share, app-based transit services, and ride-hailing. This term refers to the way in which these modes are offered as services brokered by a mobile application, and each vehicle is shared amongst multiple users. Another common term used to describe this type of transportation service is Mobility as a Service (MaaS).

Shared Parking A tool in parking management which allows different land uses with different periods of parking demand to share a common parking facility and thereby limit the need to provide additional parking. Shared parking policies do not treat the parking supply as individual units specific to particular businesses or uses, but rather emphasize the efficient use of the parking supply by including as many spaces as possible in a common pool of shared, publicly available spaces.

SHOPP State Highway Operation and Protection Program – A four-year capital improvement program for rehabilitation, safety, and operational improvements on state highways.

SHSP Strategic Highway Safety Plan – A statewide, coordinated safety plan that provides a comprehensive framework for reducing fatalities and severe injuries to motorists, pedestrians, and bicyclists on all public roads. SHSP goals and objectives are data-driven and results are measured. Actions designed to achieve the objectives are developed by hundreds of safety stakeholders from the five E's of highway safety: engineering, education, enforcement and emergency medical services and equipment. In California, Caltrans coordinates the effort to develop the plan.

Single-Family Residential These residential areas are typically made up of detached dwellings, where each structure houses a single family, located in an urban or suburban setting. These single family residences are usually served by all utilities, are on paved streets, and are provided with or have access to all urban facilities such as schools, parks, police, and fire stations. Single family residential neighborhoods are normally large contiguous areas of residential lots. Some areas have subdivisions or tracts of homes with similar size or architectural design. In these areas the roofs may be similar in shape or color when viewed on the aerial photo. Typically, single family lots contain landscaped front and back yards, one driveway, and one walkway either to the sidewalk or to the driveway. Some lots may have swimming pools in the back yards. High or low density is determined by the size of the lot on which the residence is located. If an area is under construction, and the residential lots or pads are easily identifiable, then the area can be properly mapped.

SIP State Implementation Plan – Comprehensive state plan that describes how an area will attain national ambient air quality standards. Transportation conformity requires that transportation activities including regional transportation plans, programs, and projects are consistent with the goals and objectives of the applicable SIP.

Small-Lot Development A practice that allows for the subdivision of lots located within existing multifamily and commercial zones to develop fee simple housing. Typically small lot developments are not required to be part of a homeowner's association, thus reducing the cost for home buyers.

Smart City A designation given to a city that incorporates information and communication technologies to enhance the quality and performance of public services, consumption, waste and overall costs.

Smart Growth Principles The following principles developed by the Smart Growth Network, a partnership of government, business, and civic organizations created in 1996:

- Mix land uses
- Take advantage of compact building design
- Create a range of housing opportunities and choices
- Create walkable neighborhoods
- Foster distinctive, attractive communities with a strong sense of place
- Preserve open space, farmland, natural beauty, and

critical environmental areas

- Strengthen and direct development towards existing communities
- Provide a variety of transportation choices
- Make development decisions predictable, fair, and cost effective
- Encourage community and stakeholder collaboration in development decisions

Smart Parking Smart parking management techniques include real-time identification of open parking spaces, active wayfinding, adaptive pricing, and consumer facing apps for information and payment of parking. These management techniques pertain to on-street as well as public off-street parking.

Social Equity Equal opportunity in a safe and healthy environment.

SOI Sphere of Influence – A planning boundary outside of an agency’s legal boundary (e.g. city limit) that designates the agency’s probable future boundary and service area.

SOV Single-Occupant Vehicle – Privately operated vehicle that contains only one driver or occupant.

SOx Sulfur oxide – Any of several compounds of sulfur and oxygen, formed from burning fuels such as coal and oil.

SPA Specific Plan Areas – An SPA is created for an established area when the countywide zoning regulations do not adequately address local concerns. The SPA allows uses, regulations and standards that would not be allowed under countywide regulations.

SPB Ports San Pedro Bay Ports.

SRTS Safe Routes to School – Part of a nationwide/region-wide program to increase students walking or biking to school. Includes engineering, educational and enforcement activities. Funded through the State Active Transportation Program (ATP).

SSAB Salton Sea Air Basin – Comprises the Coachella Valley portion of Riverside County and all of Imperial County.

STA State Transit Assistance – State funding program for mass transit operations and capital projects. Current law requires that STA receive 50 percent of PTA revenues.

STBG Surface Transportation Block Grant – Established by California state statute utilizing federal Surface Transportation Program funds. Approximately 76 percent of the state’s STBG funds must be obligated on projects located within the 11 urbanized areas of California with populations of 200,000 or more.

STIP State Transportation Improvement Program – A five-year capital outlay plan that includes the cost and schedule estimates for all transportation projects funded with any amount of state funds. The STIP is approved and adopted by the CTC and is the combined result of the ITIP and the RTIP.

STP Surface Transportation Program – Provides flexible funding that may be used by states and localities for projects on any federal-aid highway, bridge projects on any public road, transit capital projects, and intracity and intercity bus terminals and facilities. A portion of funds reserved for rural areas may be spent on rural minor collectors.

Strategic Projects/Plan Strategic projects are unfunded projects that are showcased in case future funding is available.

Sustainability The practice of analyzing and accounting for the impact of decisions, policies, strategies and development projects on the Economy, the Environment and Social Equity (commonly referred to as the three E’s). In the 2017 Agency Strategic Plan, SCAG adopted the following objective: “Cultivate dynamic knowledge of the major challenges and opportunities relevant to sustainability and quality of life in the region.”

SWITRS Statewide Integrated Traffic Records System - A database that serves as a means to collect and process data gathered from a collision scene.

T

TAP Transit Access Pass – A form of electronic ticketing payment method used in most public transit services within Los Angeles County.

TAM Transit Asset Management – A business model that prioritizes funding based on the actual condition of transit assets in order to achieve or maintain transit networks in a state of good repair.

TAZ Traffic Analysis Zone – Zone system used in travel demand forecasting.

TC Transportation Committee – Committee used to study problems, programs, and other matters which pertain to the regional issues of mobility, air quality, transportation control measures, and communications.

TCM Transportation Control Measure – Defined in the US EPA's Transportation Conformity Regulations, TCM is any measure that is specifically identified and committed to in the applicable SIP, including a substitute or additional TCM that is incorporated into the applicable SIP through the process established in CAA section 176(c)(8), that is either one of the types listed in CAA section 108, or any other measure for the purpose of reducing emissions or concentrations of air pollutants from transportation sources by reducing vehicle use or changing traffic flow or congestion conditions. Vehicle technology-based, fuel-based, and maintenance-based measures which control the emissions from vehicles under fixed traffic conditions are not TCMs.

TCWG Transportation Conformity Working Group – A forum to support federally mandated interagency consultation to help improve air quality and maintain transportation conformity in the SCAG region. Membership of the TCWG includes federal (US EPA, FHWA, FTA), state (ARB, Caltrans), regional (Air Quality Management Districts, SCAG), and sub-regional (County Transportation Commissions) agencies and other stakeholders.

TDA Transportation Development Act – State law enacted in 1971 that provided a 0.25 percent sales tax on all retail sales in each county for transit, bicycle, and pedestrian purposes. In non-urban areas, funds may be used for streets and roads under certain conditions.

TDM Transportation Demand Management – Strategies that result in more efficient use of transportation resources, such as ridesharing, telecommuting, park-and-ride programs, pedestrian improvements, and alternative work schedules.

TDR Transfer of Development Rights – A market-based planning tool to support growth in locally identified “receiving districts” in lieu of growth in identified “sending districts”.

TEU Twenty-Foot Equivalent Unit, a measure of shipping container capacity.

TIFIA Transportation Infrastructure Finance and Innovation Act of 1998 – Established a new federal credit program under which the US DOT may provide three forms of credit assistance—secured (direct) loans, loan guarantees, and standby lines of credit—for surface transportation projects of national or regional significance. The program's fundamental goal is to leverage federal funds by attracting substantial private and other non-federal co-investment in critical improvements to the nation's surface transportation system. Sponsors may include state departments of transportation, transit operators, special authorities, local governments, and private entities.

TMA Transportation Management Area – An area designated by the Secretary of Transportation, having an urbanized area population of over 200,000, or upon special request from the Governor and the MPO designated for the area.

TNC Transportation Network Companies – This is the technical term for ride-hailing companies used by the California Public Utilities Commission in order to create a new class of mobility provider distinguished from taxi companies and limousines.

TOD Transit-Oriented Development – A planning strategy that explicitly links land- use and transportation by focusing mixed housing, employment, and commercial growth around bus and rail stations (usually within ½ mile). TODs can reduce the number and length of vehicle trips by encouraging more bicycle/pedestrian and transit use and can support transit investments by creating the density around stations to boost ridership.

TP&D Transportation Planning and Development Account – A state transit trust fund that is the funding source for the STA program.

TPA Transit Priority Areas - An area within half a mile of a major transit stop that is existing or planned.

TSM Transportation Systems Management – A set of techniques used to increase the capacity of a segment of transportation infrastructure without increasing its physical size. Most often, these techniques are used in the context of roadways, and techniques include coordinated traffic signals and ramp meters.

TSP Transit Signal Priority – A set of operational improvements that use technology to facilitate the movement of transit vehicles and reduce their dwell time at traffic signals by holding green lights longer or shortening red lights. TSP may be implemented at individual intersections or across corridors or entire street systems. Objectives of TSP include improved schedule adherence and improved transit travel time efficiency while minimizing impacts to normal traffic operations.

TSWG Transportation Safety Working Group – Advises the operating organizations on transportation safety matters associated with the transfer or shipment of hazardous materials.

TUMF Transportation Uniform Mitigation Fee – Ordinance enacted by the Riverside County Board of Supervisors and cities to impose a fee on new development to fund related transportation improvements.

U

Unconstrained Plan Same as Strategic Projects/Plan.

Union Station Los Angeles Union Station is the main railway station in Los Angeles.

UP Union Pacific Railroad.

UPT Unlinked Passenger Trips - The number of passengers who board public transportation vehicles. Passengers are counted each time they board vehicles no matter how many vehicles they use to travel from their origin to their destination.

Urban Areas Urban Areas in the SCAG region represent densely developed territory, and encompass residential, commercial and other non-residential urban land uses where population is concentrated over 2,500 people in a given locale.

Urban Greening Grant Program A grant program that competitively distributes grants statewide to projects that make the built environment more sustainable and effective in creating healthy and vibrant communities. The program funds establishing and enhancing parks and open space, using

natural solutions to improving air and water quality and reducing energy consumption, and creating more walkable and bikeable trails.

Urban Growth Boundary A regional boundary that seeks to contain outward urban expansion by limiting development outside of the boundary, while focusing new growth within the boundary. Urban growth boundaries lead to the preservation of natural and agricultural lands, redevelopment and infill in existing communities, and optimization of existing infrastructure and transportation investments.

Urban Heat Island/ Heat Island Effect An urban or metropolitan area that is significantly warmer than surrounding rural areas due to human activities. Its main cause is the modification of land surfaces.

US DOT U.S. Department of Transportation – Federal agency responsible for the development of transportation policies and programs that contribute to providing fast, safe, efficient, and convenient transportation at the lowest cost consistent with those and other national objectives, including the efficient use and conservation of the resources of the United States. US DOT is comprised of ten operating administrations, including FHWA, FTA, FAA and FRA.

V

Variable Constrained Areas Include Wildland Urban Interface (WUI), grazing lands, farmlands in incorporated jurisdictions, 500 year flood plains, CalFire Very High Severity Fire Risk (state and local), and Natural Lands Conservation Areas (connectivity, habitat quality, habitat type layers). These areas were identified during the scenario development process to be used during the modeling process to redirect jurisdictional growth into other areas when feasible. These are intended to be regional guidelines and do not supersede existing regulations or protections or local land use policy.

VCAPCD Ventura County Air Pollution Control District – The air pollution control agency with the primary responsibility for the control of non-vehicular sources of air pollution in Ventura County. The District provides a full range of air pollution control activities, including permitting, facility inspection, air quality attainment planning, rulemaking, air quality monitoring, and incentive programs. The District shares responsibility with the California Air Resources Board for ensuring that all state and federal air quality standards are achieved

and maintained within Ventura County. The VCAPCD is located within the South Central Coast Air Basin.

VCTC Ventura County Transportation Commission – Agency responsible for planning and funding countywide transportation improvements.

Vehicle Hours of Delay The travel time spent on the highway due to congestion. Delay is estimated as the difference between vehicle hours traveled at a specified free-flow speed and vehicle hours traveled at a congested speed.

Vehicle Revenue Hours The hours that a public transportation vehicle actually travels while in revenue service. Vehicle revenue hours include layover/recovery time, but exclude deadheading, operator training, vehicle maintenance testing, and school bus and charter services.

VHDD Vehicle Hours of Daily Delay – Hours of delay attributed to congestion for vehicles each day.

Vision Zero Policy A multi-national road traffic safety project that aims to achieve a highway system with no fatalities or serious injuries in road traffic. The policy was started in Sweden and was approved by their parliament in 1997. Since then, various countries (including the United States) have adopted the policy.

VMT Vehicle Miles Traveled – On roadways, a measurement of the total miles traveled by all vehicles in the area for a specified time period. It is calculated by the number of vehicles times the miles traveled in a given area or on a given roadway during the time period. In transit, the number of vehicle miles operated on a given route or line or network during a specified time period.

VRM Vehicle Revenue Miles – The miles that a public transportation vehicle actually travels while in revenue service. Vehicle revenue miles include layover/recovery time, but exclude deadheading, operator training, vehicle maintenance testing, and school bus and charter services.

Z

ZEV Zero Emissions Vehicles – Vehicles that produce no tailpipe emissions of criteria pollutants. Generally, ZEVs feature electric powertrains. Technically, ZEVs are still responsible for some greenhouse gas emissions, as the GHG content from the electricity generation must be accounted for. ZEVs include battery electric vehicles (BEV), plug-in electric hybrids (PHEV) when powered by the electric engine, and hydrogen fuel cell vehicles (FCV).

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ADOPTED ON
SEPTEMBER 3, 2020

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APPENDIX B.1

EDI Consultants,
Preliminary Endangerment Assessment
Screening Letter,
February 11, 2022.

EDI Consultants,
Phase I Environmental Site Assessment,
Multi-Family Residential, 116, 128 and
136 North Poplar Avenue,
Montebello, California
November 8, 2021.

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21151 S. Western Ave., Suite 100 | Torrance, CA 90501 | TEL 310-832-2300 | FAX 310-362-8843 | www.edi-consultants.com

February 11, 2022

Joseph Palombi, Director
City of Montebello
Planning & Community Development Department
1600 W Beverly Blvd.
Montebello, CA 90640

RE: **Phase I Environmental Site Assessments**
116, 128 & 136 Poplar Avenue and 129 & 133 Poplar Ave., Montebello, CA 90640
EDI Project Nos. 221-0741 and 221-0789

Dear Mr. Palombi:

EDI Consultants, Inc. ("EDI") prepared Phase I Environmental Site Assessments ("Reports") for the above-mentioned properties (the "Project").

EDI's Phase I Environmental Site Assessment (ESA) dated December 23, 2021 for the property located at 129 & 133 Poplar Avenue, Montebello, CA revealed no evidence of known Recognized Environmental Conditions (RECs) in connection with the Subject Property. In addition, EDI's Phase I ESA dated November 8, 2021 for the property located at 116, 128 & 136 Poplar Avenue, Montebello, CA revealed no evidence of known RECs in connection with the Subject Property.

As such, it is EDI's professional opinion that a Preliminary Endangerment Assessment (PEA) under DTSC oversight is not warranted for the Project based on the findings and conclusions in EDI's Phase I ESAs which indicate that no RECs were identified on site nor with the surrounding properties.

EDI recognizes that the City of Montebello will utilize the Reports for the purposes of assessing the environmental risk inherent in the contemplated development of the Subject Property. EDI certifies that the Reports were prepared in accordance with the due diligence practices as delineated by the American Society for Testing and Materials (ASTM). Attached please find a copy of our insurance certificate documenting our professional errors and omissions coverage.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Domingo", is written over a horizontal line.

Darrin A. Domingo, MBA, REPA, CHMM
Principal - EDI Consultants, Inc.



EDICONS-01

RIRIZARRY

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/21/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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INSURED EDI Consultants, Inc. 21151 S. Western Ave., Suite 100 Torrance, CA 90501	INSURER(S) AFFORDING COVERAGE INSURER A : Admiral Insurance Company INSURER B : INSURER C : INSURER D : INSURER E : INSURER F : NAIC # 24856

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC OTHER:			FEI-ECC-17746-08	9/19/2021	9/19/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 CONTRACTORS POL \$ 1,000,000
	AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liab			FEI-ECC-17746-08	9/19/2021	9/19/2022	Claims Made 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

FOR INFORMATION PURPOSES ONLY

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

PHASE I ENVIRONMENTAL SITE ASSESSMENT



**MULTI-FAMILY RESIDENTIAL
116, 128 AND 136 NORTH POPLAR AVENUE
MONTEBELLO, CALIFORNIA 90640**

EDI Project No. 221-0741

November 8, 2021

Prepared for:



**P.O. Box 4070
CASTAIC, CALIFORNIA 91310**



November 8, 2021

Ms. Kumiko Yamada-Yug
Sr. SBA/Commercial Loan Processor
Logix Federal Credit Union
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Tel: (818) 565-2242
Fax: (818) 565-2490
Kyamada-yuge@lfcu.com

Re: **Phase I Environmental Site Assessment**
Multi-family Residential
116, 128 and 136 North Poplar Avenue
Montebello, California 90640
EDI Project No. 221-0741

Dear Ms. Yamada-Yug:

Pursuant to our agreement dated October 19, 2021, EDI Consultants, Inc. ("EDI") has conducted a Phase I Environmental Site Assessment (ESA) of the above referenced property conforming to the scope and limitations of ASTM Standard E 1527-13. The findings of this assessment are based upon a visual reconnaissance of the Subject Property, interviews with relevant personnel, limited observations of surrounding properties, and a records review including regulatory databases and historical use information. Any exception to, or deletions from, this practice are described in Sections 2.0-2.4 of this report.

The purpose of this Report is to assist Logix Federal Credit Union in its underwriting of a proposed mortgage loan on the Subject Property described herein.

This report was prepared for and may be relied upon by Logix Federal Credit Union and its participants, lenders, affiliates, successors, and assigns (collectively, "The Client") with respect to any loan(s) placed on the property described in the report. Any rating agency, issuer or purchaser of any security collateralized or otherwise backed by such loan(s), any servicer (and their collective successors and assigns), any underwriter co-underwriting any such securities, and any institutional provider(s) of any liquidity or credit support for such financings may also rely upon the report. The Client may, at its option, elect to include the report in its entirety in the offering memorandum or other disclosure materials relating to the Securitization (as defined below). We also consent to the inclusion of this report in its entirety in any form, whether in paper or digital format, including any electronic media such as CD-ROM or the internet, in any Prospectus Supplement or other offering document relating to any "Securitization" (defined as an offering of debt securities that, as applicable, are registered with the Securities Exchange Commission pursuant to the Securities Act of 1933, as amended [the "Act"], or are privately placed pursuant to an exemption from the Act, in which the property reported upon may be part of a pool of properties owned by various non-affiliated owners collateralizing such offering) and the filing, if applicable, and the dissemination thereof, and we consent to the reference to our firm under the caption "Experts" in such Prospectus Supplement or other offering document, at The Client's discretion.



CERTIFICATIONS, LIMITATIONS AND STATEMENT OF INDEPENDENCE

This report has been prepared by the staff of EDI for Logix Federal Credit Union under the professional supervision of the principal and/or senior staff whose seal(s) and signatures appear hereon. Neither EDI, nor any staff member, has any interest or contemplated interest, financial or otherwise, in the subject or surrounding properties, or in any entity that owns, leases, or occupies the subject or surrounding properties or that may be responsible for environmental issues identified during the course of this investigation, and has no personal bias with respect to the parties involved.

The information contained in this report has received appropriate technical review and approval. The conclusions represent professional judgments and are founded upon the findings of the assessments identified in the report and the interpretation of such data based on our experience and expertise according to the existing standard of care. No other warranty or limitation exists, either expressed or implied.

The report was prepared in accordance with Logix Federal Credit Union's Phase I Environmental Site Assessment scope of work and the scope and limitations of ASTM Standard E 1527-13 for the use and benefit of Logix Federal Credit Union, its successors, and assignees. It is based, in part, upon documents, writings, and information owned, possessed, or secured by Logix Federal Credit Union. Neither this report, nor any information contained herein shall be used or relied upon for any purpose by any other person or entity without the express written permission of Logix Federal Credit Union.

Report prepared by:

EDI Consultants

A handwritten signature in black ink, appearing to read "D. Domingo", is written over a faint, circular, light-gray watermark that contains the text "EDI CONSULTANTS".

Darrin Domingo, REPA, CHMM
Registered Environmental Property Assessor – No. 642775
Certified Hazardous Materials Manager – No. 11546



Project Summary

Report Section	NFA	Routine Solution	REC	HREC	CREC	OEC	De Minimis	Recommendations
USER PROVIDED INFORMATION	✓							
PAST USES OF SUBJECT PROPERTY	✓							
NOTABLE PAST USES OF ADJACENT PROPERTIES	✓							
OIL CONTAINING EQUIPMENT	✓							
VAPOR ENCROACHMENT CONDITION	✓							
NON-ASTM STANDARD OBSERVATIONS	✓							
SUBJECT PROPERTY REGULATORY REVIEW	✓							
ADJACENT PROPERTIES REGULATORY REVIEW	✓							

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1.0 INTRODUCTION

EDI Consultants, Inc. ("EDI") conducted a Phase I Environmental Site Assessment (ESA) for the Multi-family Residential, located at 116, 128 and 136 North Poplar Avenue, Montebello, California, on November 4, 2021 utilizing currently accepted ESA industry standards in accordance with ASTM E 1527-13, *Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process* and Logix Federal Credit Union's (LFCU) Environmental Due Diligence requirements. ASTM Standard E-1527-13 constitutes "*all appropriate inquiry*" into the previous ownership and uses of the *property* consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B). Exceptions to or deletions from the scope of work are described in [Section 9.4](#).

1.1 OPINIONS AND CONCLUSIONS

1.1.1 RECOGNIZED ENVIRONMENTAL CONDITIONS (RECs)

The assessment has revealed no evidence of known Recognized Environmental Conditions (RECs) in connection with the Subject Property.

1.1.2 CONTROLLED RECOGNIZED ENVIRONMENTAL CONDITIONS (CRECs)

The assessment has revealed no evidence of known Controlled Recognized Environmental Conditions (CRECs) in connection with the Subject Property.

1.1.3 HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS (HRECs)

The assessment has revealed no evidence of known Historical Recognized Environmental Conditions (HRECs) in connection with the Subject Property.

1.1.4 OTHER ENVIRONMENTAL CONSIDERATIONS (OECs)

No known Other Environmental Considerations (OECs) were identified during the course of this assessment.

1.1.5 De MINIMIS CONDITIONS

No known De Minimis Conditions were identified during the course of this assessment.

1.2 RECOMMENDATIONS

No Further Action

2.0 SITE DESCRIPTION OVERVIEW

A description of the key characteristics of the Subject Property is provided below. This description is derived from information provided by the User and information gathered during the site reconnaissance unless otherwise noted. Photographs of the Subject Property and adjacent properties are included in [Appendix A](#). A Site Location Map is included in [Appendix B](#).

2.1 SUBJECT PROPERTY

PROPERTY INFORMATION	
Property Name	Multi-family Residential
Address	116, 128 and 136 North Poplar Avenue, Montebello, Los Angeles County, California It should be noted that the Subject Property is also known as 130, 132 and 134 North Poplar Avenue, Montebello, Los Angeles County, California
Subject Property Acreage	Total of ±1.695 acres
Current Owner	Magna and Magna, Inc.
Current Occupant(s)	Several residences
Number of Parcels	Three (3)
Tax ID / Parcel #(s)	6347-012-008, 6347-011-019, and 6347-011-013
Legal Description	LAND DES IN DOC 4296, 74-4-1 MONTEBELLO LOT COM AT SW COR OF LOT 102 TH SW ON NW LINE OF LOT B TO A PT NE THEREON 193.7 FT LAND DES IN DOC NO 4291, 74-4-1 MONTEBELLO LOT COM AT SW COR OF LOT 102 TH S 75°33' E 248.96 FT TH N 50°37' 43" E 45.93 FT TH N 19°26'30" E 62.36 FT TH N 75°33' W TO SE LINE OF POPLAR AVE TH SW THEREON 99 FT TO BEG PART OF LOT 102 MONTEBELLO LOT COM ON SE LINE OF POPLAR AVE SW 182 FT FROM NE LINE OF LOT 102 TH S 14°27' W 49 FT WITH A UNIFORM DEPTH OF 300 FT S 75°33' E PART OF LOT 102



Figure 1 - Site Location Map

116 N Poplar Avenue

Montebello, CA 90640

EDI Project No.: 221-0741



2.1.1 CURRENT USE OF THE PROPERTY

The Subject Property is developed with six (6) single-story and five (5) two-story, residential buildings. A description of the Subject Property and any building on it and a current tenant list with a short description of their operations is provided below:

PROPERTY FEATURES AND IMPROVEMENTS	
Shape of Parcel(s)	Irregular
Usage	Residential
Number of Buildings	Eleven (11)
Stories	Six (6) single-story and Five (5) two-story
Construction Date	Between 1928 to 1962
Square Footage	Total of 34,703 SF
Basement/Slab-on-Grade	Slab-on-Grade
Number of Units	N/A
Elevators	N/A
Transformers	One (1) utility-owned, pole-mounted
Emergency Generators	N/A
Other Improvements	Carports
Property Coverage	Landscaped grounds, Concrete-paved walkways and driveways and Asphalt-paved parking areas

In general, the residential tenants utilize typical domestic cleaning compounds in small quantities for normal facility maintenance. These materials are generally stored in the maintenance and utility closets within each residence of the Subject Property. Materials observed at the Subject Property are utilized during routine operations and do not result in the generation of regulated waste. No evidence of significant leaks or spills was noted during EDI's site visit.

The current use of the Subject Property does not represent a potential environmental concern.

2.1.2 UTILITIES

SUBJECT PROPERTY UTILITIES	
Electricity	Southern California Edison (SCE)
Water	City of Montebello
Sanitary Sewer	City of Montebello
Natural Gas	Southern California Gas Company (SoCalGas)
Solid Waste	Haul-Away Rubbish Service, Co., Inc.

2.2 SITE AND VICINITY GENERAL CHARACTERISTICS

The Subject Property is located in a suburban setting which is characterized by residential development as well as vacant land. The following is a tabulation of surrounding property usage:

Direction	Adjoining Properties	Listed in Regulatory Database
North	Multi-family residential buildings (140 North Poplar Avenue)	☐
South	Royal Motel (128 East Whittier Boulevard)	☐
East	Vacant land (140 East Whittier Boulevard)	☒
West	Single-family and multi-family residential buildings (117, 121-125, 129, and 133 North Poplar Avenue)	☐

No adverse surficial environmental conditions were observed on the adjoining properties. Adjacent properties listed in the regulatory database(s), if any, are discussed in [Section 7.1.2](#).

3.0 USER PROVIDED INFORMATION

Pursuant to ASTM E 1527-13, EDI requested the following site information from Logix Federal Credit Union (User of this report).

Type of Information	User Provided	Issue Identified	Comments
Title Records	Yes	No	Preliminary Title Report dated September 24, 2021 prepared by Old Republic Title Company on behalf of Logix Federal Credit Union. No previous property owners were identified which are suspected of impairing the environmental quality of the Subject Property.
Environmental Liens or Activity and Use Limitations	No		
Specialized Knowledge	No		
Commonly Known or Reasonably Ascertainable Information	No		
Valuation Reduction for Environmental Issues	No		
Previous Reports	No		
Owner, Property Manager, Occupant Information	Yes	No	Magna and Magna, Inc. reportedly owns and manages the Subject Property which is currently occupied by residences.
Reason for Performing the Phase I	Yes	No	This ESA was performed to permit the <i>User</i> to satisfy one of the requirements to qualify for the <i>innocent landowner</i> , <i>contiguous property owner</i> , or <i>bona fide prospective purchaser</i> limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the " <i>landowner liability protections</i> ," or " <i>LLPs</i> ").
ASTM User Questionnaire	No		
Other	No		

4.0 ENVIRONMENTAL SETTING

Information regarding hydrological conditions in the region was obtained from review of the following:

- United States Geological Survey (USGS) 7.5 Minute Topographic Map,
- United States Department of Agriculture (USDA) Soil Conservation reports,
- Physical Settings Report (ERIS)
- Ground water contour maps, and
- Local regulatory sources.

4.1 TOPOGRAPHY AND REGIONAL SURFACE WATER

TOPOGRAPHY AND REGIONAL SURFACE WATER	
Elevation (feet above mean sea level)	206.17 feet above mean sea level
Inferred Groundwater / Surface Water Gradient	South-southeast
Nearest Water Body	Rio Hondo, approximately 479 feet SE
Source (USGS Topographic Quadrangle)	El Monte/Whittier, California

4.2 GEOLOGY AND HYDROLOGY

GEOLOGY AND HYDROLOGY	
Geologic Formation / Province	Geologic Unit Q
Geologic Description	Quaternary alluvium and marine deposits
Soil Type	Urban land-Azuvinia-Montebello complex, 0 to 5 percent slopes

GEOLOGY AND HYDROLOGY	
Soil Description	Map Unit Setting - National map unit symbol: 2pt42 - Elevation: 70 to 1,420 feet - Mean annual precipitation: 14 to 23 inches - Mean annual air temperature: 64 to 66 degrees F - Frost-free period: 355 to 365 days - Farmland classification: Prime farmland if irrigated Map Unit Composition - Urban land: 45 percent - Azuvinia and similar soils: 25 percent - Montebello and similar soils: 20 percent - Minor components: 10 percent Estimates are based on observations, descriptions, and transects of the mapunit.
Groundwater Flow Direction	South-southeast
Approximate Depth to Groundwater	The depth to groundwater beneath the Subject Property is not specifically known

4.3 OIL & GAS EXPLORATION

The former oil and gas well (API #0403705699) is located approximately 200 feet to the East-northeast of the Subject Property. The former well was plugged with cement and abandoned. Of importance, the historical oil and gas well was properly plugged and abandoned as per California Division of Oil and Gas (CDOG) requirements at the time. It should be noted, however, that if the well is to be disturbed or destroyed either by breaking out the concrete, proper re-abandonment of the well per current CDOG guidelines will be required.

5.0 HISTORICAL RECORDS REVIEW

EDI attempted to determine the history of the Subject Property dating back to 1940 or first developed use. The following records were available and reviewed:

5.1 HISTORICAL SOURCES REVIEWED

	Aerial Photographs	Fire Insurance Maps	Local Street Directories	Topographic Maps
No coverage available	☐	☐	☐	☐
Prior to 1940	✓	✓	☐	☐
1940 - 1945	☐	☐	☐	☐
1946 - 1950	✓	✓	✓	☐
1951 - 1955	✓	☐	✓	☐
1956 - 1960	✓	☐	☐	☐
1961 - 1965	✓	☐	✓	☐
1966 - 1970	☐	✓	☐	☐
1971 - 1975	✓	☐	✓	☐
1976 - 1980	✓	☐	✓	☐
1981 - 1985	✓	☐	✓	✓
1986 - 1990	✓	☐	✓	☐
1991 - 1995	✓	☐	✓	☐
1996 - 2000	☐	☐	✓	☐
2001 - 2005	✓	☐	✓	☐
2006 - 2010	✓	☐	✓	☐
2011 - 2015	✓	☐	✓	☐
2016 - 2020	✓	☐	✓	☐
Current	☐	☐	☐	☐

5.2 HISTORICAL RECORDS FINDINGS

5.2.1 PAST USES OF SUBJECT PROPERTY

Prior to the construction of the existing improvements between 1928 to 1962, the Subject Property was occupied by former residential buildings from as far back as 1925. Since construction, the development and use of the Subject Property has remained essentially unchanged.

The previous uses of the Subject Property are described in the table below in intervals where meaningful property changes were noted.

PAST USES OF SUBJECT PROPERTY		
Years	Historical Use	REC Identified
Aerial Photographs		
1928	116 N Poplar Ave: The Subject Property is depicted with two (2) dwellings and a detached garage. 128 N Poplar Ave: The Subject Property is depicted as vacant land. 136 N Poplar Ave: The Subject Property is depicted with 1 of 2 existing residential buildings and a detached garage.	☐
1938 - 1948	116 N Poplar Ave: The Subject Property is depicted as vacant land. 128 N Poplar Ave: No significant changes. 136 N Poplar Ave: No significant changes.	☐
1952	116 N Poplar Ave: No significant changes. 128 N Poplar Ave: The Subject Property is depicted with 3 of 5 existing residential buildings, a detached garage and a storage building. 136 N Poplar Ave: No significant changes.	☐
1960	116 N Poplar Ave: No significant changes. 128 N Poplar Ave: The Subject Property is depicted with 4 of 5 existing residential buildings; the a detached garage and storage building were demolished. 136 N Poplar Ave: No significant changes.	☐
1963 - 2020	116 N Poplar Ave: The Subject Property is depicted with all four (4) existing residential buildings. 128 N Poplar Ave: The Subject Property is depicted with all five (5) existing residential buildings. 136 N Poplar Ave: The Subject Property is depicted with the two (2) existing residential buildings, the detached garage was demolished.	☐
Fire Insurance Maps		

PAST USES OF SUBJECT PROPERTY		
Years	Historical Use	REC Identified
1925	116 N Poplar Ave: The Subject Property is depicted with two (2) dwellings and a detached garage. 128 N Poplar Ave: The Subject Property is depicted as vacant land. 136 N Poplar Ave: The Subject Property is depicted with one (1) dwelling and a detached garage.	☐
1929	116 N Poplar Ave: The detached garage was demolished. 128 N Poplar Ave: No significant changes. 136 N Poplar Ave: The Subject Property is depicted with 1 of 2 existing residential buildings and a detached garage.	☐
1950	116 N Poplar Ave: The Subject Property is depicted as vacant land. 128 N Poplar Ave: The Subject Property is depicted with 3 of 5 existing residential buildings, a detached garage and a storage building. 136 N Poplar Ave: No significant changes.	☐
1966	116 N Poplar Ave: The Subject Property is depicted with four (4) existing residential buildings. 128 N Poplar Ave: The Subject Property is depicted with all five (5) existing residential buildings, the detached garage and storage building were demolished. 136 N Poplar Ave: The Subject Property is depicted with the two (2) existing residential buildings, the detached garage was demolished.	☐
Topographic Maps		
1981	The Subject Property is shaded in pink denoting urban land/developed land.	☐
Local City Directories		
1948	116 NO LISTING 128 NO LISTING 130 HOLDEMAN A D MRS 132 MYERS CLAUDE 134 DONNELL E M MRS 136 ROOP S I	☐
1952	116 NO LISTING 128 NO LISTING 130 WILSON J L 132 ZOOLALIAN C H 134 BOGDANOFF P J 136 ROPP S I	☐

PAST USES OF SUBJECT PROPERTY		
Years	Historical Use	REC Identified
1962	116 NO LISTING 128 MULTI TENANT RESIDENTIAL 128 PAWLAWSKI JOS A 130 NO LISTING 132 HUGHES ZONA R 134 MONTES GILBERT V 136 NO LISTING	☐
1965	116 BUILDING 116 MULTI TENANT RESIDENTIAL 128 MULTI TENANT RESIDENTIAL 128 PAWLAWSKI J A 130 NO LISTING 132 NO LISTING 134 ANDRADE A D 136 YELLOWITZ B S	☐
1972	116 MULTI TENANT RESIDENTIAL 116 MULTI TENANT RESIDENTIAL 128 MULTI TENANT RESIDENTIAL 130 NO LISTING 132 MORELLI NANCY 134 GIOVANNETTI D M 136 WALDO FAY 136 WALDO RAYMOND D	☐
1975	116 MULTI TENANT RESIDENTIAL 128 MULTI TENANT RESIDENTIAL 130 NO LISTING 132 MORELLI NANCY 134 XXXX 136 WALDO FAY	☐
1979	116 MULTI TENANT RESIDENTIAL 128 MULTI TENANT RESIDENTIAL 130 NO LISTING 132 COTA EVA B 134 ARMENTA RICHARD 136 NO LISTING	☐
1985	116 MULTI TENANT RESIDENTIAL 128 MULTI TENANT RESIDENTIAL 130 NO LISTING 132 XXXX 134 ARMENTA RICHARD 136 NO LISTING	☐

PAST USES OF SUBJECT PROPERTY		
Years	Historical Use	REC Identified
1990	116 MULTI TENANT RESIDENTIAL 128 ORTIZ PEDRO LOYE 130 NO LISTING 132 XXXX 134 NO LISTING 136 NO LISTING	☐
1995 - 1996	116 ORTIZ CHRIS 116 HURTADO VICTORIA 116 SERDAN CARLOS R 128 ORTIZ PEDRO LOYD 130 NO LISTINGS 132 XXXX 134 NO LISTINGS 136 NO LISTINGS	☐
2000 - 2001	116 MARTINEZ GUILLERMO E 116 MENDEZ MARIA 116 RUIZ OTILIA 128 XXXX 130 XXXX 132 TKACHENKO VLADIMIR 134 NO LISTINGS 136 NO LISTINGS	☐
2005 - 2006	116 MULTI TENANT RESIDENTIAL 128 HERNANDEZ ROBERTO 130 XXXX 132 CASTRO ANA 134 NO LISTINGS 136 NO LISTINGS	☐
2008	NO LISTING	☐
2012 - 2020	NO LISTING FOUND FOR THIS YEAR...	☐

5.2.2 NOTABLE PAST USES OF ADJACENT PROPERTIES

The previous uses of the adjacent properties which warrant mention are described in the table below.

NOTABLE PAST USES OF ADJACENT PROPERTIES			
Years	Historical Use	Historical Source	REC Identified
North			
1925 - 2020	No notable past uses of the north adjacent property were identified indicating a potential environmental concern.	Aerial Photographs Fire Insurance Maps Topographic Maps Local City Directories	☐
South			
1925 - 2020	No notable past uses of the south adjacent property were identified indicating a potential environmental concern.	Aerial Photographs Fire Insurance Maps Topographic Maps Local City Directories	☐
East			
1925 - 2020	No notable past uses of the east adjacent property were identified indicating a potential environmental concern. 140 East Whittier Boulevard is discussed in Section 7.1.2	Aerial Photographs Fire Insurance Maps Topographic Maps Local City Directories	☐
West			
1925 - 2020	No notable past uses of the west adjacent property were identified indicating a potential environmental concern.	Aerial Photographs Fire Insurance Maps Topographic Maps Local City Directories	☐

6.0 SUBJECT PROPERTY RECONNAISSANCE

As part of the site reconnaissance, EDI looked for evidence of the presence of hazardous substances used, stored, or discarded at and near the Subject Property. A summary of the site reconnaissance is provided below. Locations of pertinent observations are depicted on the figures provided in the appendices of this report. Photographs of pertinent findings and features observed during the site reconnaissance are provided in [Appendix A](#) of this report.

6.1 METHODOLOGY & LIMITATIONS

The Subject Property site reconnaissance was conducted in a systematic manner focusing initially on the exterior, which was surveyed in a grid pattern. The following spaces were visually and physically observed: Subject Property exteriors as well as adjoining and surrounding properties. Given the current COVID-19 pandemic, interior access to occupied units was not made available due to safety and health concerns of property management and staff in addition to the State's stay-in-place order that was in effect as of the inspection date. A tour of the common hallways and all exterior improvements was performed. Where access to portions of the Subject Property or to structures on the Subject Property was unavailable or limited, EDI renders no opinion as to the presence of petroleum products or hazardous substances in that portion of the Subject Property or structure. In addition, EDI renders no opinion as to the presence of, or indirect evidence relating to, petroleum products or hazardous substances where direct observation of the interior walls, floor, or ceiling of a structure was obstructed by objects or coverings on or over these surfaces.

The following spaces were visually and physically observed and when reasonably accessible:

- Subject Property interiors
- exteriors
- mechanical
- electrical rooms
- adjoining and surrounding properties

There were no notable portions of the Subject Property excluded from this survey.

Site Reconnaissance Date	November 4, 2021
Assessor	Sarah Sen
Weather	61°F; Cloudy
Limiting Conditions	None
Key Site Contact(s); Title	Mark Magna; Subject Property Owner

A Pre-Survey Questionnaire to be filled out and returned to EDI by someone knowledgeable about the site was provided to Mr. Magna, Subject Property Owner; however, it has not been returned as of the writing of this report. A copy of the blank Pre-Survey Questionnaire is provided in the [appendices](#).

6.2 INTERVIEWS

The following information was provided by individuals contacted by EDI in connection with the Subject Property. Findings from these interviews are discussed in the appropriate sections in this report.

INTERVIEW COMMENTS		
Contact	Relation to Subject Property	Details of Conversations
Mark Magna	Subject Property Owner	Mr. Magna escorted EDI during site reconnaissance. He stated that no existing or active USTs, hazardous substances or waste storage, deficiencies, or other environmentally related problems are known to exist at the Subject Property.

6.3 OBSERVATIONS

The following tables summarize items on which the survey of interior and exterior areas of the Subject Property focused. If noted, the item is discussed in detail in Sections below:

Item	Noted-Interior	Noted - Exterior	Location
Processes that generate petroleum products or hazardous substances	☐	☐	
Unusual odors	☐	☐	
Pools of liquid	☐	☐	
Drums	☐	☐	
Stains or corrosion	☐	☐	
Drains and Sumps	☐	☐	

Item	Noted- Interior	Noted - Exterior	Location
Oil-containing equipment	☐	☒	One (1) utility-owned, pole-mounted transformer on the west elevation of the Subject Property.
Underground Storage Tanks (USTs)	☐	☐	
Aboveground Storage Tanks (ASTs)	☐	☐	
Areas of asphalt patch or surface depressions	☐	☐	
Stained soil or pavement	☐	☐	
Stressed vegetation	☐	☐	
Fill material of questionable origin/ Piles	☐	☐	
Wastewater	☐	☐	
Monitoring Wells	☐	☐	
Catch basins or dry wells	☐	☐	
Septic systems	☐	☐	
Wetlands	☐	☐	
On-site Water Well	☐	☐	
Other	☐	☐	

6.3.1 OIL CONTAINING EQUIPMENT

Polychlorinated Biphenyls (PCBs) are known hazardous materials that are found in coolants or lubricating oils used in some electrical transformers, light ballasts, electrical panels or other similar equipment. PCB content in electrical transformers has been grouped into three (3) regulatory categories by the federal government. Parts per million is signified by ppm.

- 0 - 50 ppm non-PCB unit
- 50 - 500 ppm PCB contaminated unit
- >500 ppm PCB unit

Utility companies often own transformer equipment and typically assume the responsibility for repair or replacement of damaged or leaking units and for required cleanup or remediation activities. Indications of damage or leakage should be immediately reported to the responsible utility company.

EDI observed one (1) utility-owned, pole-mounted electrical transformer on-site. The transformer was in good condition and leaks or stains were not observed. Prior to 1976, PCBs were commonly used in di-electric fluids in transformers, capacitors, and light ballasts. In any event, in accordance with *Title 40—Protection of Environment, Chapter 1—Environmental Protection Agency, Subchapter R—Toxic Substance Control Act (TSCA), Part 761—Polychlorinated Biphenyls (PCBs), Manufacturing, Processing, Distribution in Commerce, and Use Prohibitions*, the owner of the transformer, Southern California Edison (SCE), is responsible for its maintenance and remediation in the event of a leak. As such, no action is warranted at this time with respect to same.



One (1) pole-mounted transformer

6.4 VAPOR ENCROACHMENT CONDITION

EDI has conducted a Vapor Encroachment Screen (VES) by evaluating historic and regulatory record sources along with soil, topographic, and groundwater data in the vicinity of the Property. The purpose of the VES is to determine the likelihood that Vapor Encroachment Conditions (VECs) exist at the Property. It should be noted that this VES was not conducted in full compliance with ASTM E2600-15; rather, this VES is the equivalent of a Tier 1 screening. Consideration of vapor encroachment consists of reviewing available information and use of professional judgment in determining 1) whether contamination is suspected in the soil and/or groundwater at, or near, the Property, and 2) whether identified contamination is suspected to exist within a 'Critical Distance' from the Property.

“Critical Distances”, as defined in ASTM E2600-15 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions, refer to the maximum distances at which vapor encroachment may occur. These distances vary depending on topographic and hydrologic gradient, width of the contaminant plume, and type of contaminant known, or suspected, to exist. Generally, Critical Distances are 100 feet for non-petroleum contaminants of concern (COCs) and 30 feet for dissolved petroleum COCs. If a facility is beyond the critical distance, it is highly unlikely that a VEC exists. Consideration of topographic gradient is key to defining the Areas of Concern (AOCs) within which Critical Distances are applied. When plume data is not available, AOCs are used in lieu of Critical Distance to determine whether a VEC exists or not. According to ASTM E2600, the AOCs for these critical distances are as follows:

- 1,760 feet (1/3 mile) for contamination located up-gradient of the Property, except for dissolved petroleum hydrocarbons, which have a distance of 528 feet (1/10 mile),
- 365 feet for contamination located cross-gradient of the Property,
- 100 feet for contamination located down-gradient of the Property, with the exception of dissolved petroleum hydrocarbons, which have a distance of 30 feet. If non-aqueous phase petroleum hydrocarbons (LNAPL) are present, the 100-foot distance is utilized.

In defining a standard of good commercial and customary practice for determining a VEC on a parcel of property, the goal of the process established by this practice is to identify whether or not a VEC exists or is likely to exist on the property. The term VEC means the presence or likely presence of any COC in the indoor air environment of existing or planned structures on a property caused by the release of vapor from contaminated soil or groundwater either on the property or within close proximity to the property, at a concentration that presents or may present an unacceptable health risk to occupants. The term is not intended to include de minimis conditions that do not normally represent an unacceptable health risk to occupants and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. A condition determined to be de minimis does not represent a VEC.

In EDI’s professional opinion, none of the adjacent sites listed in the databases reviewed pose a significant threat to the Subject Property based on one or more of the following rationale: 1) there is no indication of a release at the respective sites, 2) a release has occurred but the medium affected was the soil only and the site is beyond the Critical Distance, and 3) the site location and/or plume of contamination is downgradient and in excess of the Critical Distance from the Subject Property. Thus, a VEC can be ruled out because a VEC is not suspected to exist at the Subject Property. In addition, potential exposure to a VEC, should it exist, is further reduced by the presence of structures and pavement at the site. Based on the foregoing, no further action is warranted at this time with respect to a potential VEC from an adjacent property.

6.5 NON-ASTM STANDARD OBSERVATIONS

6.5.1 ASBESTOS CONTAINING MATERIAL (ACM)

The use of asbestos in many building products was banned by the U.S. Environmental Protection Agency (EPA) by the late 1970s. In 1989, EPA issued a ruling prohibiting the manufacturing, importation, processing, and distribution of most asbestos containing products. This rule, known as the Ban & Phase-Out Rule, would have effectively banned the use of nearly 95% of all asbestos products used in the United States. However, the U.S. 5th Circuit Court of Appeals vacated and remanded most of the Ban and Phase Out Rule in October 1991. Due to this court decision, many asbestos containing product categories not previously banned (prior to 1989) may still be in use today. Among these common material types found in buildings are floor tile and roofing materials.

Asbestos-containing material (ACM) represents a concern when it is subject to damage that results in the release of fibers. Friable ACM, which can be crumbled by hand pressure and is therefore susceptible to damage, is of particular concern. Non-friable ACM is a potential concern if it is damaged by maintenance work, demolition or other activities.

No suspect friable ACMs were identified. However, due to its age, the Subject Property building's joint compound, resilient floor tiles, wallboard assemblies and construction mastics may contain ACM. Since these non-friable materials are in good condition and the potential for fiber release is low, no further action is recommended at this time, other than maintaining the materials in good condition. However, in the event that building maintenance renovation, or demolition require the removal or disturbance of the suspect ACM, EDI recommends that the non-friable organically bound materials be characterized for asbestos by transmission electron microscopy, a reliable method for detecting asbestos in non-friable organically bound materials. Other suspect materials can be analyzed via polarized light microscopy. All activities involving ACM should be conducted in accordance with governmental regulations.

6.5.2 LEAD-BASED PAINT (LBP)

LBP is paint with a lead concentration greater than 5,000 parts per million (ppm) as defined by the EPA. LBP may be an environmental concern in residential properties based on the condition and maintenance of the paint and the presence or absence of LBP hazards. A LBP hazard is defined as damaged paint or paint covering a deteriorated subsurface that may create dust or chips that could potentially be ingested or inhaled.

The Subject Property's buildings were constructed between 1928 to 1962, prior to the Consumer Product Safety Commission's 1978 ban on the sale of LBP to consumers. As such, it is possible for LBP to be present on-site. Note, however, that the Subject Property's buildings have reportedly undergone several re-paintings since 1978 and therefore, older under-lying LBP (should it exist) would be encapsulated under several coats of non-LBP. Of importance, painted surfaces observed were in good condition and void of significant peeling and flaking. Based

on the presumed use of non-LBP in residences and other areas where consumers have direct access to painted surfaces after 1978, it is unlikely that LBP in locations and quantities suspected to represent an environmental concern exists on-site. Notwithstanding, it is recommended that all such possible LBP-containing surfaces be tested prior to significant renovation or demolition activities that could disturb the LBP. Any testing, removal, or disturbance of LBP should be handled in compliance with federal, state, and local regulations.

6.5.3 RADON

Radon gas is a gas created from the radioactive decay of uranium. It exists in soil with a high concentration of uranium rocks or industrial waste. Radon gas may seep into and accumulate in dwellings through cracks in the foundation or walls or any other opening such as a floor drain.

The EPA has categorized radon levels into three (3) regulatory zones measured in pico-Curies per liter (pCi/L). The EPA action level for radon is 4.0 pico-Curies per liter.

- Level 1: Greater than 4 pCi/L
- Level 2: Between 2 and 4 pCi/L
- Level 3: Less than 2 pCi/L

Analysis for radon is not within the scope of an ASTM Phase I investigation. LFCU did not request a radon gas screening, therefore EDI did not conduct a screening as part of this Phase I investigation.

The EPA Map of Radon Zones indicates Los Angeles County is in a Zone 2 radon area. Zone 2 is defined as areas that have a moderate potential for radon gas with levels >2.0 picocuries per liter (pCi/L) but < 4.0 pCi/L. The EPA guideline for radon is 4.0 pCi/L. Due to the non-residential use of the Subject Property, and in accordance with the scope of work, radon testing was not performed. Notwithstanding, long term sampling and testing are the only definitive means of radon detection.

6.5.4 LEAD IN DRINKING WATER

Lead has historically been used in pipes, solder, and brass fixtures used in water distribution systems and plumbing material. In 1986, EPA banned the use of lead at concentrations exceeding 0.2% lead in solder and 8% lead in other plumbing material.

The City of Montebello provides domestic water to the vicinity. Analysis for lead in drinking water is not within the scope of a Phase I ESA investigation. The Client did not request a lead in drinking water screening; therefore, EDI did not conduct a screening. According to City of Montebello's 2020 Annual Water Quality Report (*Appendices - Supporting Documents*), the City of Montebello is in compliance with all federal and local regulations concerning water quality. Based upon the

foregoing information, EDI's opinion is that lead in drinking water is not a concern at the Subject Property. Notwithstanding, lead in drinking water sampling and testing are the only definitive means of lead detection.

7.0 REGULATORY RECORDS REVIEW

In accordance with ASTM Practice E1527-13, EDI reviewed applicable and reasonably accessible federal, state, and local records as part of this Phase I ESA. The environmental records review was performed in the form of an environmental database search conducted by Environmental Risk Information Services, in an attempt to ascertain whether the Subject Property or neighboring properties were suspected of having environmental conditions with the potential to impact (or that have impacted) the soil, soil gas, and/or groundwater at the Subject Property. The database search included regulatory agency lists of known or potential hazardous waste facilities, landfills, hazardous waste generators, and disposal facilities in addition to properties under investigation under investigation due to identified or potential contamination. The information provided in this section was obtained from publicly available sources. The locations of the properties listed in this report are plotted with a geographic information system (GIS) utilizing geocoding of property addresses. Specific records and search distances for these environmental databases were reported by ERIS to be consistent with ASTM Practice E1527-13 and are discussed in the ERIS report (dated October 25, 2021).

7.1 FEDERAL AND STATE REGULATORY REVIEW

A copy of the regulatory database report provided by Environmental Risk Information Services (ERIS) appears in [Appendix G](#). EDI reviewed each database report to determine if certain sites identified therein are suspected to represent a material negative environmental impact to the Subject Property. The following table summarizes the number of sites by database within the prescribed search radius appearing in the database report:

Regulatory Report Summary

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
ALT FUELS	0.25	0	0	0	-	-	0
AST	0.25	0	0	0	-	-	0
AST LA CITY	0.25	0	0	0	-	-	0
AST SANTAMON	0.25	0	0	0	-	-	0
AST SWRCB	0.25	0	0	0	-	-	0

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
BULK TERMINAL	0.25	0	0	0	-	-	0
C&D DEBRIS RECY	0.5	0	0	0	1	-	1
CALSITES	0.5	0	0	1	0	-	1
CDL	0.125	0	0	-	-	-	0
CDO/CAO	0.5	0	0	0	0	-	0
CERCLIS	0.5	0	0	0	1	-	1
CERCLIS LIENS	0.02	0	-	-	-	-	0
CERCLIS NFRAP	0.5	0	0	0	1	-	1
CERS HAZ	0.125	0	2	-	-	-	2
CERS TANK	0.25	0	0	1	-	-	1
CHMIRS	0.02	0	-	-	-	-	0
CLEANUP SITES	0.5	0	2	1	0	-	3
CONTAINER RECY	0.5	0	0	2	1	-	3
CUPA BURBANK	0.25	0	0	0	-	-	0
CUPA LA COUNTY	0.25	0	7	11	-	-	18
CUPA SANTAMON	0.25	0	0	0	-	-	0
CUPA VERNON	0.25	0	0	0	-	-	0
DEED	0.5	0	0	0	0	-	0

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DELETED NPL	0.5	0	0	0	0	-	0
DELISTED COUNTY	0.25	0	0	0	-	-	0
DELISTED CTNK	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	0.25	0	0	0	-	-	0
DELISTED ENVS	1.0	0	0	0	0	0	0
DELISTED FED DRY	0.25	0	0	0	-	-	0
DELISTED HAZ	0.5	0	0	0	0	-	0
DELISTED ILST	0.5	0	0	0	0	-	0
DELISTED IUST	0.25	0	0	0	-	-	0
DELISTED LST	0.5	0	0	0	1	-	1
DELISTED TNK	0.25	0	1	0	-	-	1
DOE FUSRAP	1.0	0	0	0	0	0	0
DRYC GRANT	0.25	0	0	0	-	-	0
DRYC LEANERS	0.25	0	0	0	-	-	0
DTSC HWF	0.5	0	0	0	0	-	0
EMISSIONS	0.25	0	0	8	-	-	8

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
ENVIROSTOR	1.0	0	0	1	0	2	3
ERNS	0.02	0	-	-	-	-	0
ERNS 1982 TO 1986	0.02	0	-	-	-	-	0
ERNS 1987 TO 1989	0.02	0	-	-	-	-	0
FED BROWNFIELDS	0.5	0	0	0	0	-	0
FED DRYCLEANERS	0.25	0	0	0	-	-	0
FED ENG	0.5	0	0	0	0	-	0
FED INST	0.5	0	0	0	0	-	0
FEMA UST	0.25	0	0	0	-	-	0
FINDS/FRS	0.02	0	-	-	-	-	0
FORMER NIKE	1.0	0	0	0	0	0	0
FRP	0.25	0	0	0	-	-	0
FTTS ADMIN	0.02	0	-	-	-	-	0
FTTS INSP	0.02	0	-	-	-	-	0
FUDS	1.0	0	0	0	0	0	0
GEOTRACKER	0.125	0	0	-	-	-	0

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
HAZ WST SANTAMON	0.125	0	0	-	-	-	0
HAZMAT LA CITY	0.125	0	0	-	-	-	0
HAZMAT SANTAMON	0.125	0	0	-	-	-	0
HAZNET	0.02	0	-	-	-	-	0
HHSS	0.25	0	3	6	-	-	9
HIST CHMIRS	0.02	0	-	-	-	-	0
HIST CORTESE	0.5	0	0	0	1	-	1
HIST GAS STATIONS	0.25	0	0	0	-	-	0
HIST MANIFEST	0.02	0	-	-	-	-	0
HIST MLTS	0.02	0	-	-	-	-	0
HIST TANK	0.25	0	3	5	-	-	8
HIST TSCA	0.125	0	0	-	-	-	0
HLUR	0.5	0	0	0	0	-	0
HMIRS	0.125	0	0	-	-	-	0
HMS LA	0.25	0	4	8	-	-	12
HW TRANSPORT	0.125	0	0	-	-	-	0
HWP	1.0	0	0	0	0	0	0

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
HWSS CLEANUP	0.5	0	0	1	0	-	1
ICIS	0.02	0	-	-	-	-	0
INDIAN LUST	0.5	0	0	0	0	-	0
INDIAN UST	0.25	0	0	0	-	-	0
INSP COMP ENF	1.0	0	0	0	0	0	0
IODI	0.5	0	0	0	0	-	0
LDS	0.5	0	0	1	0	-	1
LIEN	0.02	0	-	-	-	-	0
LUCIS	0.5	0	0	0	0	-	0
LUR	0.5	0	0	1	0	-	1
LUST	0.5	0	3	4	6	-	13
MEDICAL WASTE	0.25	0	0	0	-	-	0
MINE	1.0	0	0	0	0	0	0
MINES	0.25	0	0	0	-	-	0
MLTS	0.02	0	-	-	-	-	0
MRDS	1.0	0	0	0	0	1	1
NCDL	0.125	0	0	-	-	-	0
NPL	1.0	0	0	0	0	1	1
ODI	0.5	0	0	0	0	-	0
UST SWEEPS	0.25	0	4	5	-	-	9

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
UST TORRANCE	0.25	0	0	0	-	-	0
UST VERNON	0.25	0	0	0	-	-	0
VCP	0.5	0	0	0	0	-	0
WASTE DISCHG	0.25	0	0	0	-	-	0
WASTE TIRE	0.02	0	-	-	-	-	0
PCB	0.5	0	0	2	0	-	2
PFAS	0.5	0	0	0	0	-	0
PFAS GW	0.5	0	0	4	2	-	6
PFAS NPL	0.5	0	0	0	0	-	0
PFAS TRI	0.5	0	0	0	0	-	0
PFAS WATER	0.5	0	0	0	0	-	0
PIPELINE INCIDENT	0.02	0	-	-	-	-	0
PROCESSORS	0.5	0	0	0	0	-	0
PROPOSED NPL	1.0	0	0	0	0	0	0
PRP	0.02	0	-	-	-	-	0
RCRA CORRACTS	1.0	0	0	0	0	0	0
RCRA LQG	0.25	0	0	0	-	-	0
RCRA NON GEN	0.25	0	5	16	-	-	21

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
RCRA SQG	0.25	0	2	2	-	-	4
RCRA TSD	0.5	0	0	1	4	-	5
RCRA VSQG	0.25	0	0	0	-	-	0
RECYCLING	0.5	0	1	1	3	-	5
REFN	0.25	0	0	0	-	-	0
RESPONSE	1.0	0	0	1	0	0	1
SCH	1.0	0	0	0	0	0	0
SCRD DRYCLEANER	0.5	0	0	0	0	-	0
SEMS	0.5	0	0	0	0	-	0
SEMS ARCHIVE	0.5	0	0	0	1	-	1
SEMS LIEN	0.02	0	-	-	-	-	0
SMCRA	1.0	0	0	0	0	0	0
SML LA	0.5	0	0	0	0	-	0
SSTS	0.25	0	0	0	-	-	0
SUPERFUND ROD	1.0	0	0	0	0	0	0
SWAT	0.5	0	0	0	0	-	0
SWF LA COUNTY	0.5	0	1	0	3	-	4
SWF/LF	0.5	0	0	1	0	-	1

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
SWRCB SWF	0.5	0	0	0	0	-	0
TANK OIL GAS	0.25	0	0	0	-	-	0
TRIS	0.02	0	-	-	-	-	0
TSCA	0.125	0	0	-	-	-	0
URANIUM	1.0	0	0	0	0	0	0
UST	0.25	0	0	0	-	-	0
UST CLOSURE	0.5	0	0	0	1	-	1
UST ELSEGUN DO	0.25	0	0	0	-	-	0
UST LA CITY	0.25	0	0	0	-	-	0
UST LONGB	0.25	0	0	0	-	-	0
UST SANTA MONICA	0.25	0	0	0	-	-	0
UST SANTAFE SP	0.25	0	0	0	-	-	0

7.1.1 SUBJECT PROPERTY REGULATORY REVIEW

The Subject Property was not identified in any of the State or Federal databases reviewed.

7.1.2 ADJACENT PROPERTIES REGULATORY REVIEW

The properties listed on the database were evaluated utilizing their downgradient to upgradient hydrologic locations in relation to the Subject Property in addition to other factors (see Section 4.1).

In October 1995, the Lawrence Livermore National Laboratory presented "Recommendation to Improve the Cleanup Process for California's Leaking Underground Fuel Tanks." Data compiled by Lawrence Livermore indicated that fuel groundwater contamination plumes seldom extended greater than 400 feet (0.075 mile) from the source in the worst cases. Therefore, EDI uses this data to further evaluate concern presented by off-site properties identified in the database. It should be noted that this data is specific to fuel releases. It should also be noted that the data was in some cases for very permeable soil types.

A summary of the adjacent properties of potential concern are listed in the table below:

Surrounding Properties Summary

Database	Site Name	Address	Dist. (mi) / Dir.	Elev. diff. (ft)	Comments
RCRA SQG	W G IUGALS	140 E WHITTIER BLVD, MONTEBELLO, CA, 90640	0.03/S	-18.0	Also on LUST (see below)
LUST	RECYCLED COMMODITIES INC	140 WHITTIER BLVD E, MONTEBELLO, CA, 90640	0.03/S	-18.0	Case Closed 11/30/1999; Downgradient
SWF LA COUNTY	DAngelus Disposal	140 E. Whittier Blvd., Montebello, CA 90640, Montebello, CA,	0.03/S	-18.0	Also on LUST (see above)
HMS LA		140 E WHITTIER BLVD, MONTEBELLO, CA, 90640	0.03/S	-18.0	Also on LUST (see above)
HHSS	RECYCLED COMMODITIES INC	140 E. WHITTIER BLVD. MONTEBEL, MONTEBELLO, CA, 90640	0.03/S	-18.0	Also on LUST (see above)

Database	Site Name	Address	Dist. (mi) / Dir.	Elev. diff. (ft)	Comments
HIST TANK	RECYCLED COMMODITIES , INC.	140 E. WHITTIER BLVD. MONTEBEL, MONTEBELLO, CA,	0.03/S	-18.0	Also on LUST (see above)
CUPA LA COUNTY	INGALLS CONVEYORS INC	140 E WHITTIER BLVD, MONTEBELLO, CA, 90640	0.03/S	-18.0	Also on LUST (see above)
UST SWEEPS	RECYCLED COMMODITIES INC	140 E WHITTIER BLVD, MONTEBELLO, CA,	0.03/S	-18.0	Also on LUST (see above)
CLEANUP SITES	NO NAME	116 E. WHITTIER, MONTEBELLO, CA, 90640	0.04/SW	-8.0	Downgradient; Beyond the critical distance of 100 feet
HMS LA		125 E WHITTIER BLVD, MONTEBELLO, CA, 90640	0.04/SSW	-12.0	Also on UST SWEEPS (see below)
UST SWEEPS	GEORGE RAYMOND CO	125 E WHITTIER BLVD, MONTEBELLO, CA,	0.04/SSW	-12.0	Not on LUST; Downgradient; Beyond the critical distance of 100 feet
RCRA SQG	AMKO TRANSMISSIO N	121 E WHITTIER BLVD, MONTEBELLO, CA, 90640	0.05/SW	-9.0	Also on UST SWEEPS (see below)
HMS LA		121 E WHITTIER BLVD, MONTEBELLO, CA, 90640	0.05/SW	-9.0	Also on UST SWEEPS (see below)

Database	Site Name	Address	Dist. (mi) / Dir.	Elev. diff. (ft)	Comments
HHSS	AAMCO TRANSMISSIONS	121 E. WHITTIER BLVD., MONTEBELLO, CA, 90640	0.05/SW	-9.0	Also on UST SWEEPS (see below)
RCRA NON GEN	MEINEKE CAR CARE CENTER #2432	121 E WHITTIER BLVD STE A, MONTEBELLO, CA, 90640	0.05/SW	-9.0	Also on UST SWEEPS (see below)
CERS HAZ	Meineke Car Care Center	121 E WHITTIER BLVD STE A, MONTEBELLO, CA, 90640	0.05/SW	-9.0	Also on UST SWEEPS (see below)
RCRA NON GEN	MEINEKE CAR CARE CENTER	121 E WHITTIER BLVD UNIT A, MONTEBELLO, CA, 90640	0.05/SW	-9.0	Also on UST SWEEPS (see below)
RCRA NON GEN	GAALIYAH LLC DBA MEINEKE CAR CARE CENTER	121 E WHITTIER BLVD STE A, MONTEBELLO, CA, 90640	0.05/SW	-9.0	Also on UST SWEEPS (see below)
CUPA LA COUNTY	RICKS BODY SHOP	121 E WHITTIER BLVD, MONTEBELLO, CA, 90640	0.05/SW	-9.0	Also on UST SWEEPS (see below)
UST SWEEPS	PFI COMPANY	121 E WHITTIER BLVD, MONTEBELLO, CA,	0.05/SW	-9.0	Not on LUST; Downgradient; Beyond the critical distance of 100 feet
HIST TANK	AAMCO TRANSMISSIONS	121 E. WHITTIER BLVD., MONTEBELLO, CA,	0.05/SW	-9.0	Also on UST SWEEPS (see above)

Database	Site Name	Address	Dist. (mi) / Dir.	Elev. diff. (ft)	Comments
CUPA LA COUNTY	IAN AUTO SERVICE CENTER	121 E WHITTIER BLVD AB, MONTEBELLO, CA, 90640	0.05/SW	-9.0	Also on UST SWEEPS (see below)
RCRA NON GEN	SERV-WEL DISPOSAL SERVICE	132 E. WHITTIER BLVD, MONTEBELLO, CA, 90640	0.05/S	-18.0	Also on CLEANUPSITES (see below)
CLEANUP SITES	RECYCLED COMMODITIES	132 E. WHITTIER BLVD., MONTEBELLO, CA, 90640	0.05/S	-18.0	Case Closed 1/3/1997
CUPA LA COUNTY	A RENT-A-BIN	132 E WHITTIER BLVD, MONTEBELLO, CA, 90640	0.05/S	-18.0	Also on CLEANUPSITES (see above)
CUPA LA COUNTY	MONTEBELLO TEST ONLY CTR	111 E WHITTIER BLVD, MONTEBELLO, CA, 90640	0.05/WSW	-8.0	Not on LUST; Downgradient; Beyond the critical distance of 100 feet
DELISTED TNK	ARCO PRODUCTS #00152	101 E WHITTIER BLVD, MONTEBELLO, CA, 90640	0.06/WSW	-4.0	Also on LUST (see below)
HMS LA		101 E WHITTIER BLVD, MONTEBELLO, CA, 90640	0.06/WSW	-4.0	Also on LUST (see below)
HHSS	MKRTICH MKRTICHYAN	101 E WHITTIER BLVD, MONTEBELLO, CA, 90640	0.06/WSW	-4.0	Also on LUST (see below)

Database	Site Name	Address	Dist. (mi) / Dir.	Elev. diff. (ft)	Comments
HIST TANK	MKRTICH MKRTCHYAN	101 E WHITTIER BLVD, MONTEBELLO CA, CA,	0.06/WSW	-4.0	Also on LUST (see below)
CUPA LA COUNTY	ARCO #0152 AMPM	101 E WHITTIER BLVD, MONTEBELLO, CA, 90640	0.06/WSW	-4.0	Also on LUST (see below)
UST SWEEPS	ARCO PETROLEUM PROD CO # 0152	101 E WHITTIER BLVD, MONTEBELLO, CA,	0.06/WSW	-4.0	Also on LUST (see below)
LUST	ARCO #0152	101 WHITTIER BLVD E, MONTEBELLO, CA, 90640	0.07/WSW	-1	Case Closed 7/ 12/1996
LUST	ARCO #152	101 WHITTIER BLVD. E., MONTEBELLO, CA, 90640	0.07/WSW	-1.0	Case Closed 12/6/2004
RECYCLING	ANDRADE RECYCLING INC	101 W WHITTIER BLVD, MONTEBELLO, CA, 90640	0.09/WSW	3.0	Also on LUST (see above)
CERS HAZ	PARTY WAREHOUSE	109 W WHITTIER BLVD, MONTEBELLO, CA, 90640	0.10/W	4.0	Beyond the critical distance of 100 feet
CUPA LA COUNTY	PARTY WAREHOUSE	109 W WHITTIER BLVD, MONTEBELLO, CA, 90640	0.10/W	4.0	Also on CERS HAZ (see above)

No adjacent properties were listed in the regulatory database report indicating a potential contamination condition suspected of having impacted the Subject Property.

Off-Site properties were identified during the review of the regulatory database report. These properties are not suspected of adversely impacting the Subject Property based on one or more of the following rationale:

- the sufficient distance from the Subject Property;
- their assumed topographic position relative to the Subject Property (i.e. downgradient);
- inferred groundwater flow direction away from the Subject Property;
- the nature of their release (i.e., soil only);
- the absence of reported leaks, spills or violations; and
- their reported regulatory status (i.e. no further action, case closed).

7.1.3 NON-GEOCODED SITES

The regulatory database report identified three (3) “Non-Geocoded” (orphan) sites. Non-Geocoded Sites are those sites which could not be mapped due to inadequate address information. Refer to the database report contained in [Appendix G](#) for a list of these Non-Geocoded Sites. EDI attempted to locate these sites via vehicular reconnaissance and interviews with personnel familiar with the area. Based on this research, EDI did not identify any Non-Geocoded Sites within the specified radii.

7.2 LOCAL REGULATORY REVIEW

Information obtained from local agencies was requested via one of the following methods

- written correspondence,
- review of published data,
- telephone conversations, or
- in person.

Local offices consulted during the preparation of this *Report* included the Los Angeles County Assessor as well as the City of Montebello Building & Safety, Code Enforcement, and Planning Divisions, and Fire Department. Documentation applicable to the Subject Property in those departments was requested and reviewed when and where reasonably ascertainable, as detailed in ASTM E-1527-13. No documented adverse environmental conditions or complaints were reported at the Subject Property and readily on file at these offices. The local offices did not contain records of spills or releases having occurred at the Subject Property.

Source	Date Contacted	Information Received	Comments
Los Angeles Regional Water Quality Control Board (RWQCB) Region 4	11/04/21	☐	EDI submitted a FOIA request to the RWQCB for information regarding storage tanks, chemical spills, and other potential environmental concerns in connection with the Subject Property.

As of the date of this *Report* EDI has not received a response to this inquiry. Upon receipt of the agency response, if the provided information has a material affect on the findings of this *Report*, EDI will forward the new information, together with revised findings, as an addendum to this *Report*. If no response is received or no material violations are noted, our Report will not be modified.

8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

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



Brian Tang
Environmental Professional/Reviewer



Darrin Domingo, REPA, CHMM
Registered Environmental Property Assessor – No. 642775
Certified Hazardous Materials Manager – No. 11546



9.0 PURPOSE AND SCOPE OF WORK

EDI was retained by Logix Federal Credit Union (“LFCU”) to prepare a Phase I Environmental Site Assessment, in compliance with ASTM Standard Practice E1527-13 on the Subject in accordance with our agreement dated October 19, 2021.

9.1 PURPOSE

The purpose of this Phase I Environmental Site Assessment (ESA) is to define good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and *petroleum products*. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the “landowner liability protections,” or “LLPs”): that is, the practice that constitutes “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined at 42 U.S.C. §9601(35)(B).

EDI understands that the findings of this study will be used by Logix Federal Credit Union to evaluate a pending financial transaction in connection with the Subject Property with respect to ASTM Standard E 1527-13.

ASTM Standard Practice E1527-13 defines a *Recognized Environmental Condition (REC)* as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. Conditions determined to be de minimis generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are not Recognized Environmental Conditions or Controlled Recognized Environmental Conditions.

A *Controlled Recognized Environmental Condition (CREC)* is a Recognized Environmental Condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

A Historical Recognized Environmental Condition (HREC) is a past release of any hazardous substances or petroleum products that has occurred in connection with the Property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the Property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

De minimis conditions are defined by ASTM as environmental conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

Other Environmental Considerations (OEC) warrant discussion, but do not qualify as RECs as defined by ASTM. These include, but are not limited to, de minimis conditions, environmental considerations, business environmental risks and/or Non-ASTM-Scope Issues such as the presence of ACMs, LPB, radon, mold, and lead in drinking water, which can affect the liabilities and financial obligations of the client, the health and safety of site occupants, and the value and marketability of the subject property.

9.2 DETAILED SCOPE OF SERVICES

The scope of work for this ESA is in general accordance with the requirements of ASTM Standard E 1527-13. EDI warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an Environmental Site Assessment of a property for the purpose of identifying recognized environmental conditions. No other warranties are implied or expressed.

9.3 SIGNIFICANT ASSUMPTIONS

There is a possibility that even with the proper application of these methodologies there may exist on the Subject Property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. EDI believes that the information obtained from the record review and the interviews concerning the site is reliable. However, EDI cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide Logix Federal Credit Union with information relating to the Property.

9.4 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

The purpose of this report is to assess the Subject Property with respect to the presence of hazardous substances or petroleum products in accordance with the provisions of ASTM Standard E 1527-13.

The conclusions presented in this report are professional opinions, based solely upon visual observations of the Subject Property and vicinity and our interpretation of the available historical information and documents reviewed as described in this report. They are intended exclusively for the purpose outlined herein and for the Subject Property location and project indicated. EDI is a technical not legal firm, as such we offer no opinion as to the legal aspects of environmental compliance (permitting, remediation, etc.) and anyone relying upon this report should have this ESA reviewed by counsel regarding any legal issues. This report is intended for the sole use of Logix Federal Credit Union. The scope of services performed in execution of this investigation may not be appropriate to satisfy the needs of other users, and any use or reuse of this document or the findings, and conclusions, presented herein is at the sole risk of said user.

It should be recognized that this study was not intended to be a definitive investigation of contamination at the Subject Property. It is possible that currently unrecognized contamination may exist at the Subject Property. Opinions presented herein apply to Subject Property conditions existing at the time of our investigation and those reasonably foreseeable. They cannot necessarily apply to Subject Property changes of which EDI is unaware and has not had the opportunity to evaluate. Additional information that becomes available after our survey and draft submission concerning the Subject Property should be provided to EDI so that our conclusions may be revised and modified if necessary, at additional cost. This Report has been prepared in accordance with our Standard Conditions for Engagement, which is an integral part of this Report.

This Phase I Environmental Site Assessment Report was performed in accordance with applicable, generally accepted environmental consulting practices currently practicing in the same locality under similar conditions, and utilizing methods and procedures consistent with established commercial practices and in conformance with industry standards. The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM 1527-13. However, the following adjustments were made in accordance with the ASTM Standard:

- A data failure as defined under Section 8.3.2.3 of ASTM Standard Practice E1527-13 occurred, although we reviewed historic information back to 1925, our review was not conducted back to a time when the Subject Property was vacant land.

9.5 SPECIAL TERMS AND CONDITIONS

The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the client. No subsurface exploratory drilling or sampling was done under the scope of this work. Unless specifically stated otherwise in the report, no chemical analyses have been performed during the course of this ESA.

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

9.6 USER RELIANCE

All reports, both verbal and written, are for the benefit of Logix Federal Credit Union, its successors and assigns. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of EDI.

10.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

10.1 Definition of an Environmental Professional

An Environmental Professional means: (1) a person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases (see §312.1(c)) on, at, in, or to a property, sufficient to meet the objectives and performance factors in §312.20(e) and (f). (2) Such a person must: (i) hold a current Professional Engineer's or Professional Geologist's license or registration from a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) and have the equivalent of three (3) years of full-time relevant experience; or (ii) be licensed or certified by the federal government, a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) to perform environmental inquiries as defined in §312.21 and have the equivalent of three (3) years of full-time relevant experience; or (iii) have a Baccalaureate or higher degree from an accredited institution of higher education in a discipline of engineering or science and the equivalent of five (5) years of full-time relevant experience; or (iv) have the equivalent of ten (10) years of full-time relevant experience. (3) An environmental professional should remain current in his or her field through participation in continuing education or other activities. (4) The definition of environmental professional provided above does not preempt state professional licensing or registration requirements such as those for a professional geologist, engineer, or site remediation professional. Before commencing work, a person should determine the applicability of state professional licensing or registration laws to the activities to be undertaken as part of the inquiry identified in §312.21(b). (5) A person who does not qualify as an environmental professional under the foregoing definition may assist in the conduct of all appropriate inquiries in accordance with this part if such person is under the supervision or responsible charge of a person meeting the definition of an environmental professional provided above when conducting such activities.

10.2 Relevant Experience

Relevant experience, as used in the definition of environmental professional in this section, means: participation in the performance of all appropriate inquiries investigations, environmental site assessments, or other site investigations that may include environmental analyses, investigations, and remediation which involve the understanding of surface and subsurface environmental conditions and the processes used to evaluate these conditions and for which professional judgment was used to develop opinions regarding conditions indicative of releases or threatened releases (see §312.1(c)) to the subject property.

Resumes for the Environmental Professionals involved in this project are included in [Appendix I](#).

11.0 REFERENCES

Documents Reviewed, Agencies & Individuals Contacted	Source
USGS 7.5 Minute, El Monte/Whittier, California Quadrangle Topographic Map, 1981	Environmental Risk Information Services
Regulatory Database Report	Environmental Risk Information Services
Fire Insurance Maps Search	Environmental Risk Information Services
City Directory Search	Environmental Risk Information Services
Aerial Photographs	Environmental Risk Information Services
Geologic Information	Environmental Risk Information Services
Well Information	Environmental Risk Information Services
Oil and Gas Well Information	Environmental Risk Information Services
Assessor's Parcel Map and Information	Los Angeles Countyty County Assessor
2020 Annual Water Quality Report	City of Montebello
Regional Water Quality Control Board (RWQCB) GeoTracker Database Search	Regional Water Quality Control Board
Air Quality Records Search	South Coast Air Quality Management District
Department of Toxic Substance Control (DTSC) Hazardous Waste Tracking System (HWTS) Records	Department of Toxic Substance Controls
Building Records Search and Review	City of Montebello Building & Safety Division
Fire history & code violations	City of Montebello Fire Department
Code compliance & violations, and Certificates of Occupancy	City of Montebello Code Enforcement Division
Zoning Information	City of Montebello Planning Division
Subject Property Information	Mark Magna - Subject Property Owner

Appendix A - Photographs

1



Front view of 116 Poplar Avenue facing West

3

2



East elevation of 116 Poplar Ave

4



North elevation of 116 Poplar Ave

5



South elevation of 116 Poplar Ave

6



West elevation of 128 Poplar Ave



South elevation of 128 N Poplar

7



North elevation of 128 N Poplar Ave

9



North elevation of 132 N Poplar Ave

11



South elevation of 134 N Poplar Ave

8



South elevation of 132 N Poplar Ave

10



West elevation of 134 N Poplar Ave

12



West elevation of 136 N Poplar Ave

13



North elevation of 136 N Poplar Ave
15

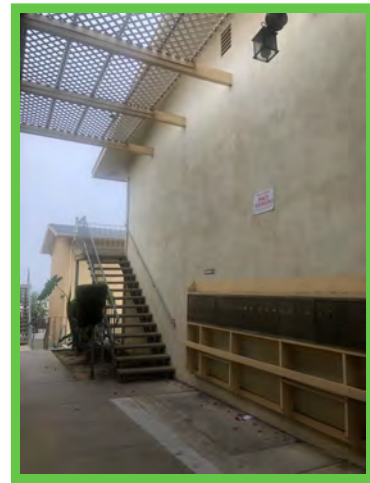
14



South elevation of 136 N Poplar Ave
16



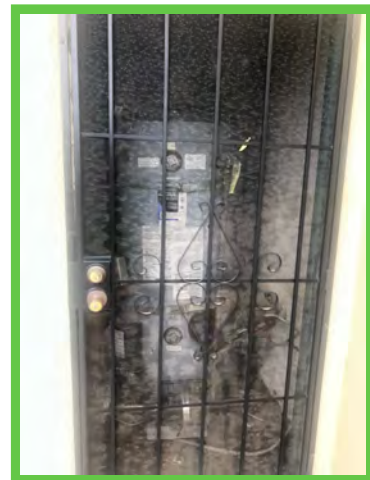
116 N Poplar Ave entrance
17



Mailboxes
18



116 N Poplar Ave interior buildings



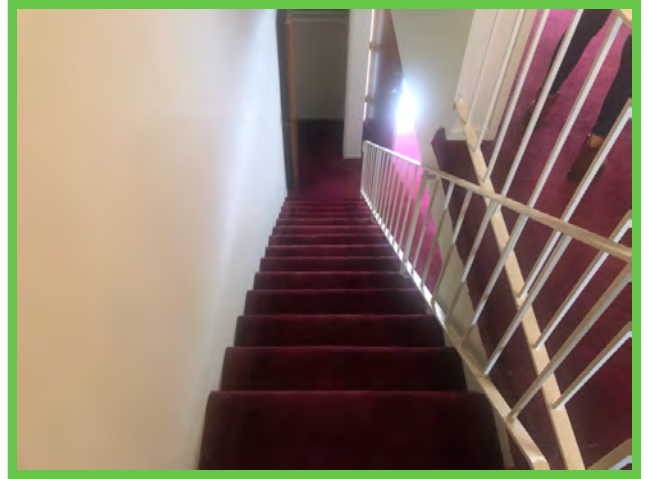
Water heater

19



Unit 6
21

20



Townhouse unit stairway
22



Restroom
23



First bedroom
24



Second bedroom



Kitchen

25



Closet
27

26



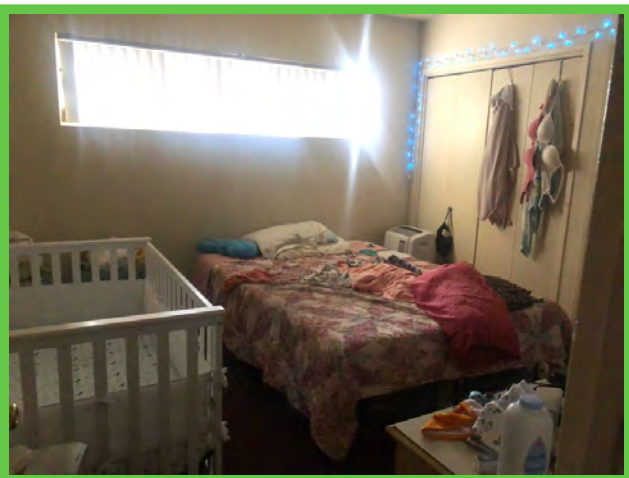
Living room
28



132 Poplar Ave unit bedroom
29



Restroom
30



Second bedroom



Kitchen

31



Living room
33

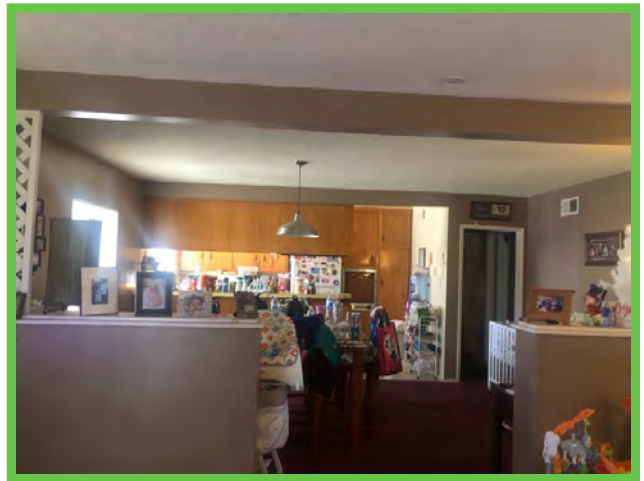
32



Unit 15
34



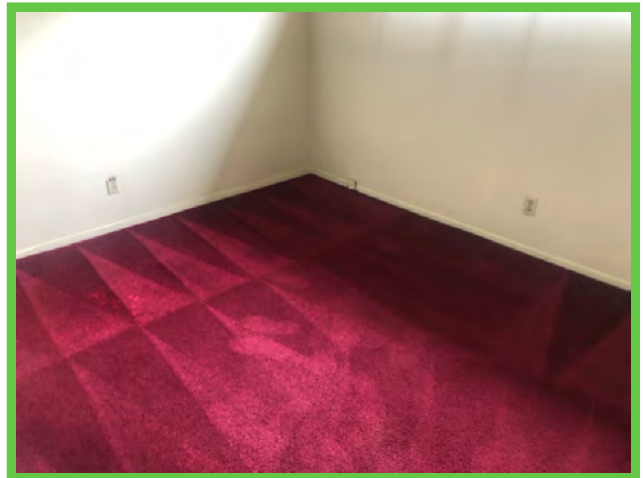
Restroom
35



Living room
36



Kitchen



Bedroom

37

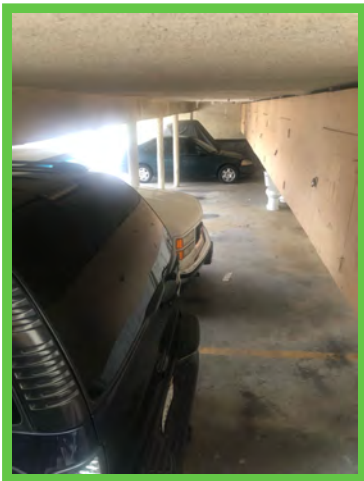


Stairway
39

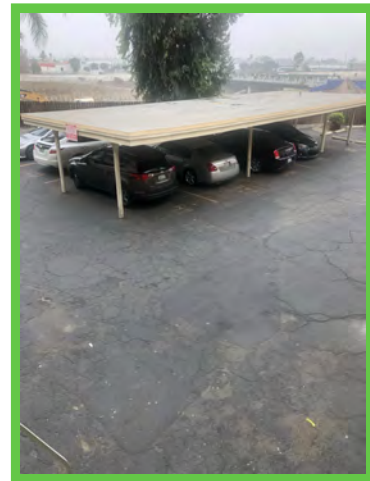
38



Laundry room
40



Parking structure
41



Shaded parking
42



Gas meters



Waste bin

43



Electrical
45



Water meter
47



East adjacent property - vacant land - 6347-011-020

44



One (1) pole-mounted transformer
46



South adjacent property - Royal Motel - 128 Whittier Blvd
48



West adjacent property - multi-family residence - 121 N Poplar

Appendix B - Maps & Figures



Figure 1 - Site Location Map

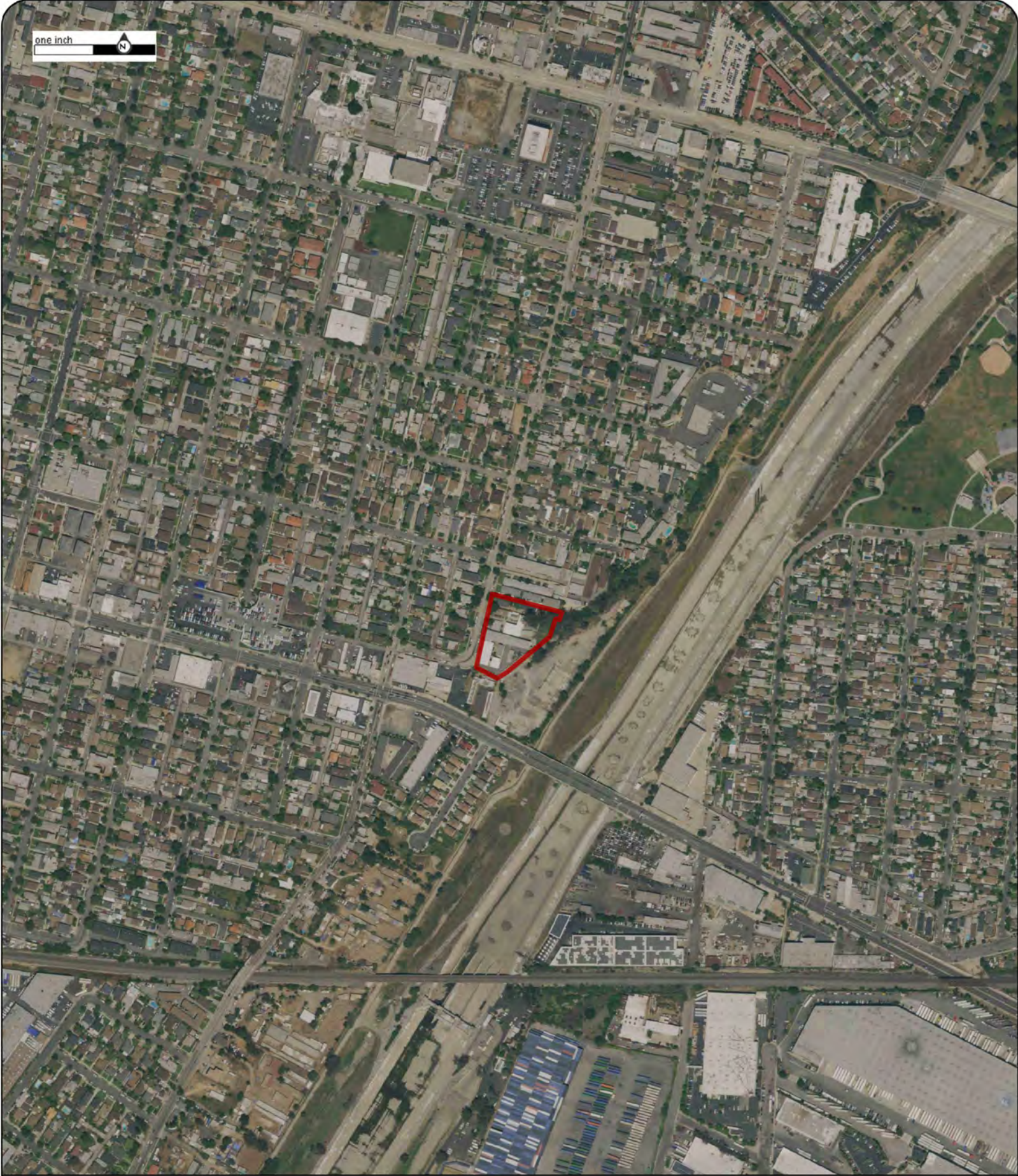
116 N Poplar Avenue

Montebello, CA 90640

EDI Project No.: 221-0741



Appendix C - Aerial Photographs

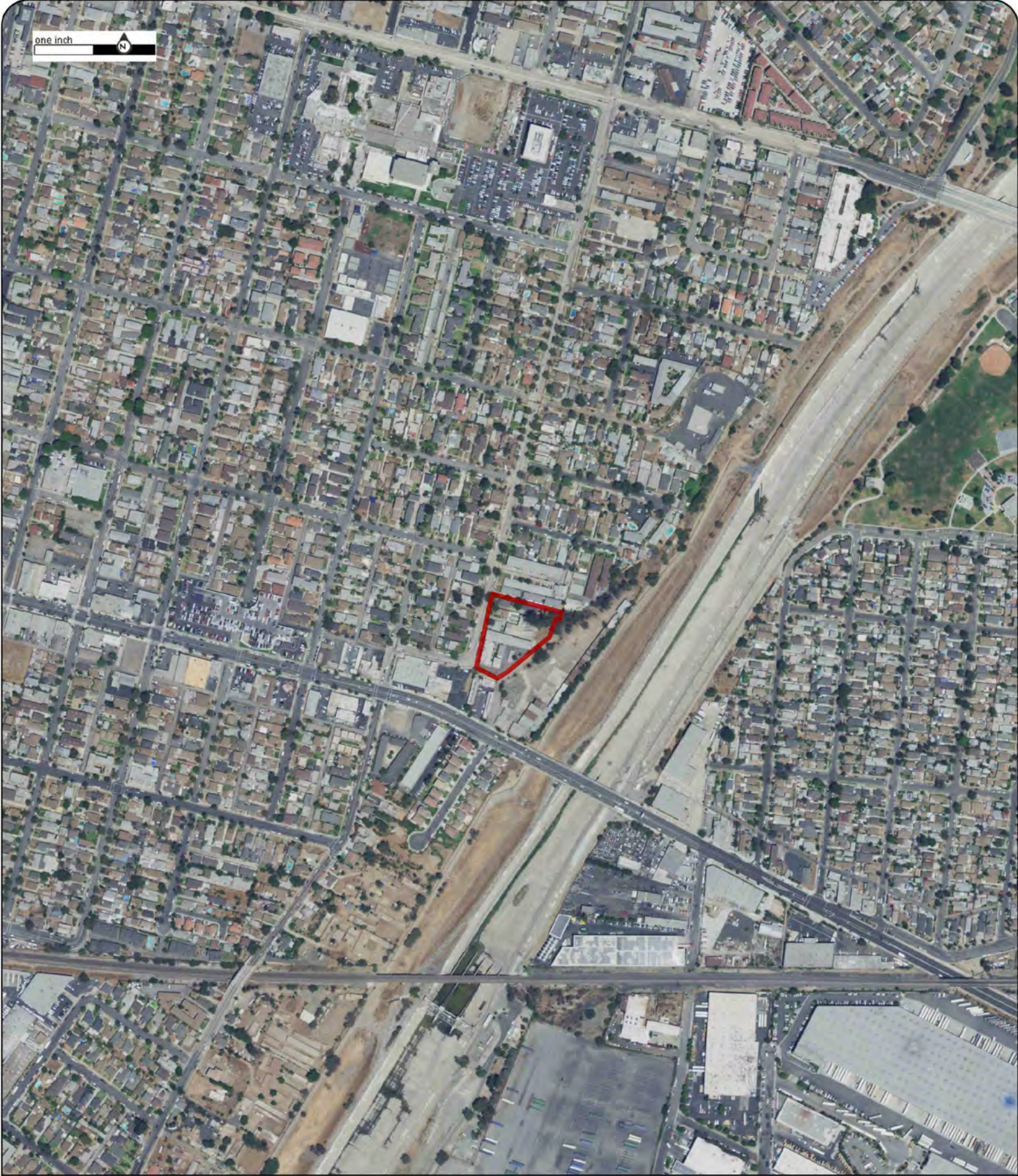


Year: 2020
Source: USDA
Scale: 1" = 500'
Comment:

Address: 116 N Poplar Ave, Montebello, CA
Approx Center: -118.09907622,34.00895514

Order No: 21102102250



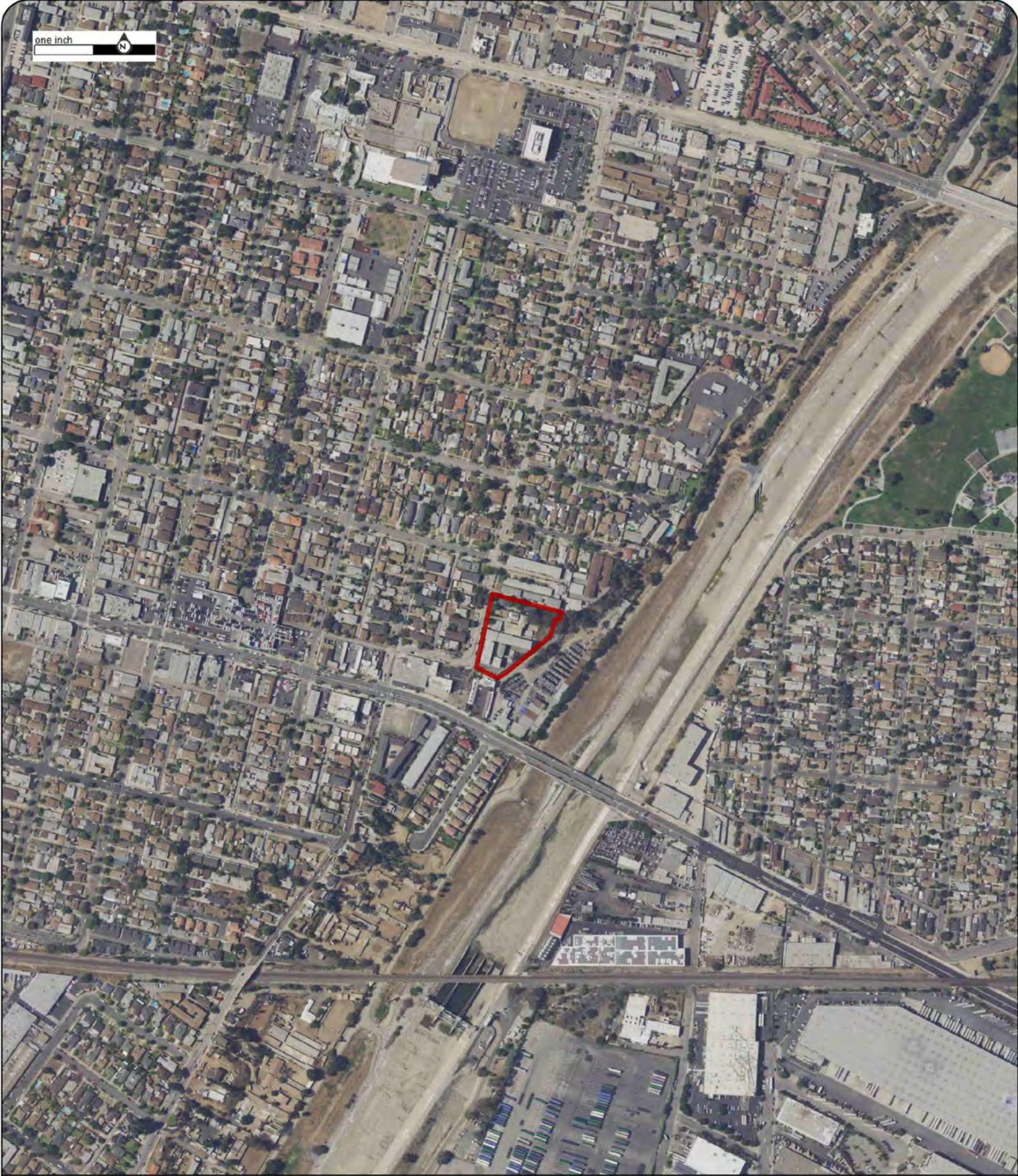


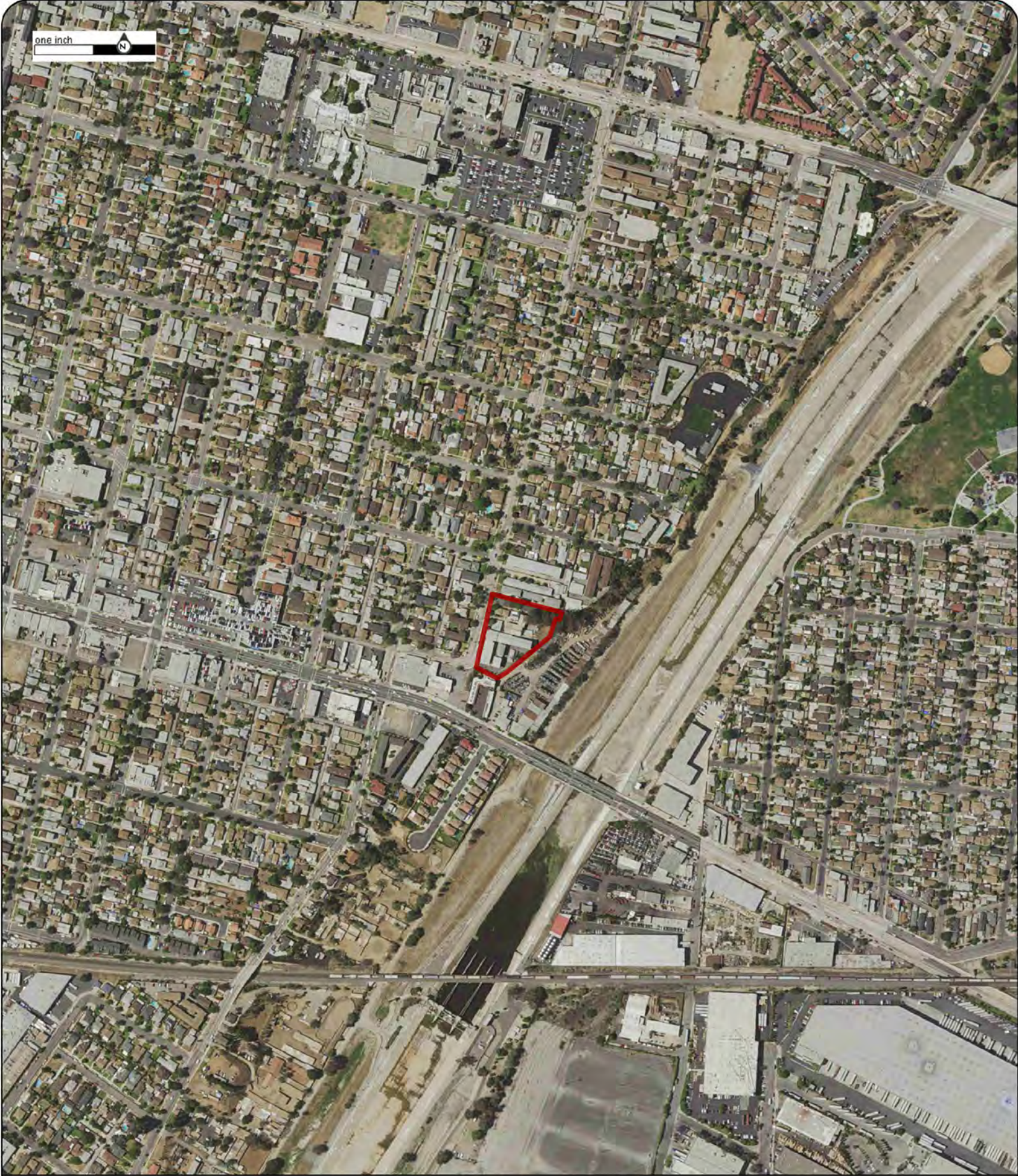
Year: 2018
Source: USDA
Scale: 1" = 500'
Comment:

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Approx Center: -118.09907622,34.00895514

Order No: 21102102250









one inch

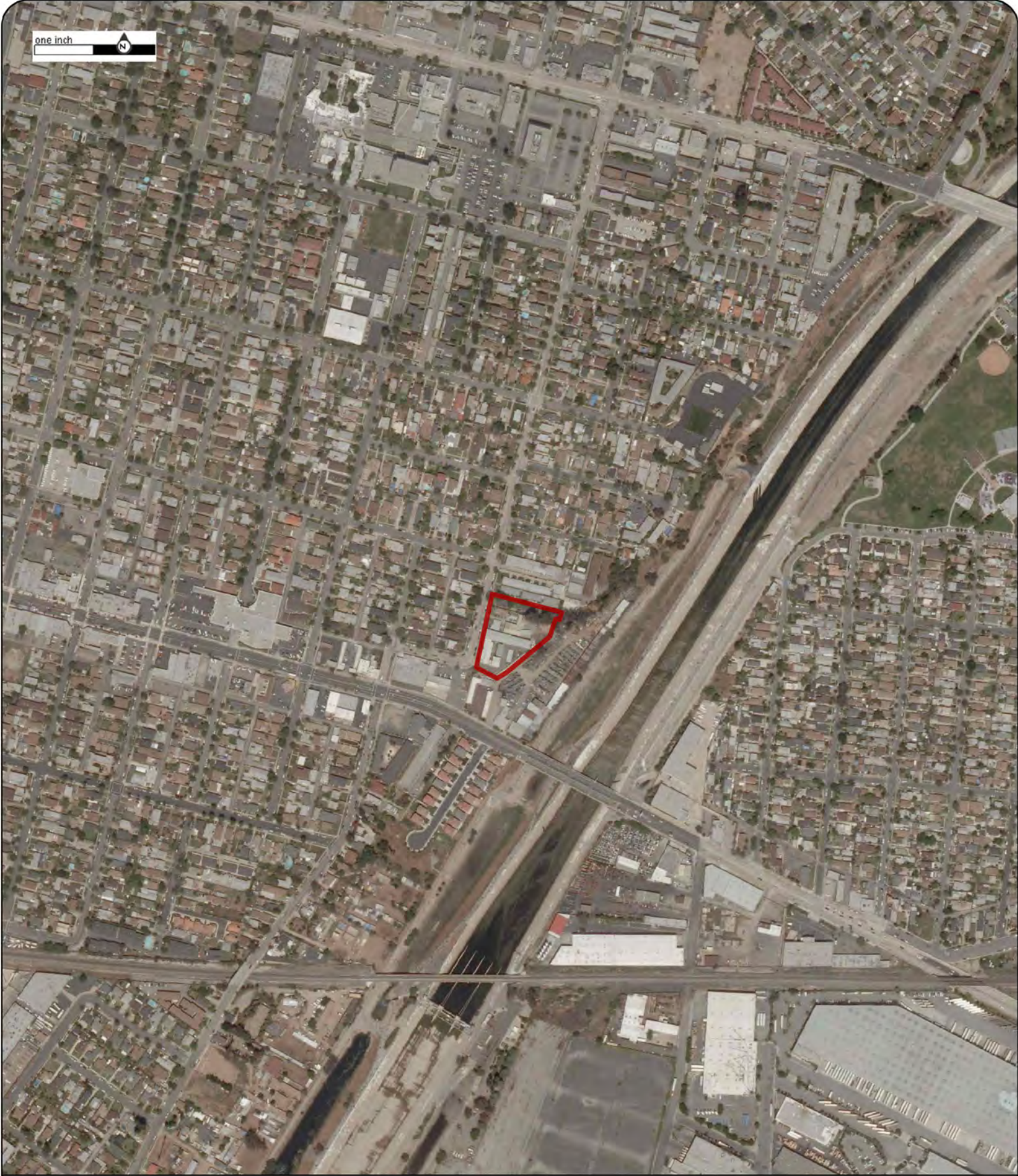


Year: 2012
Source: USDA
Scale: 1" = 500'
Comment:

Address: 116 N Poplar Ave, Montebello, CA
Approx Center: -118.09907622,34.00895514

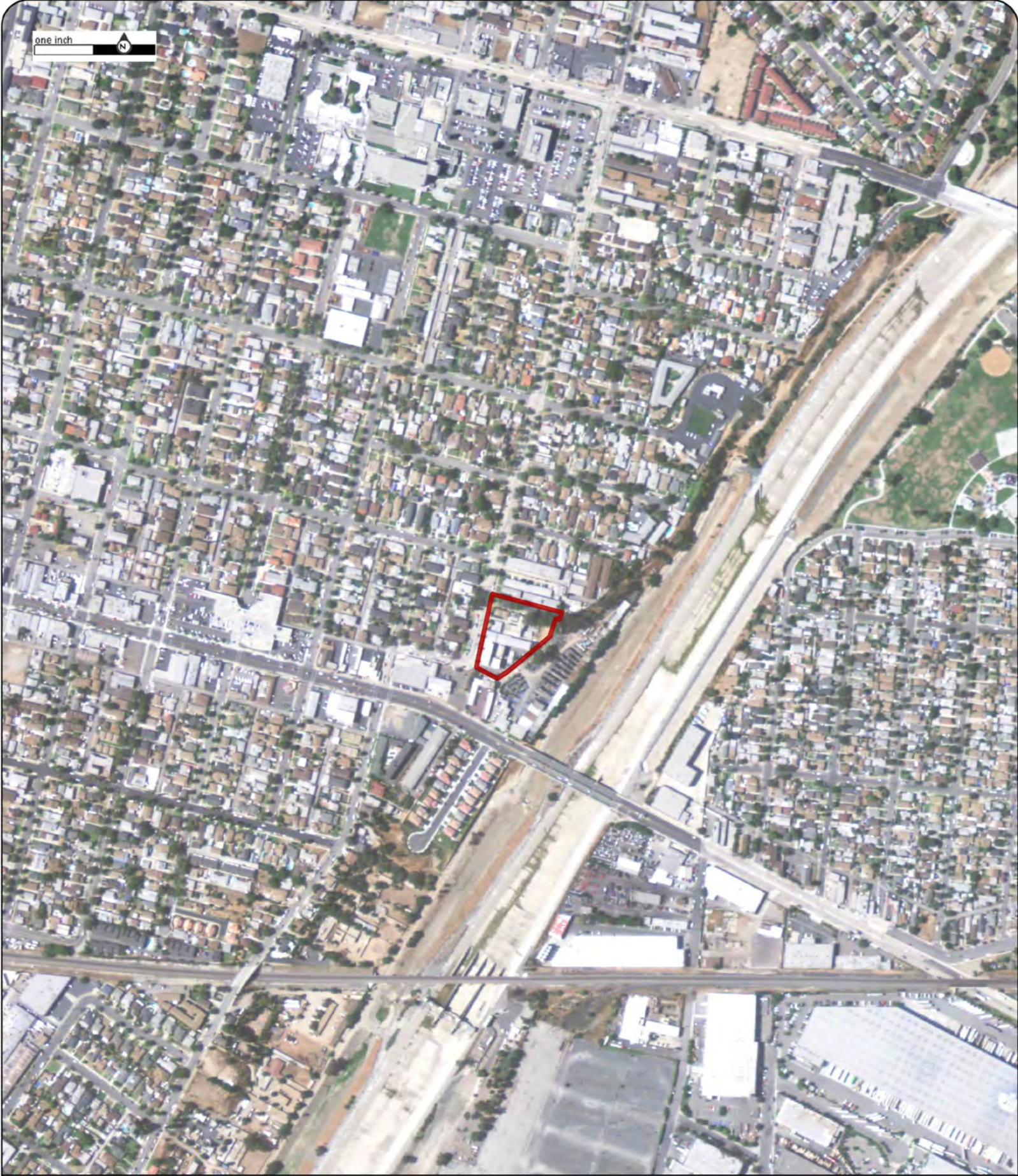
Order No: 21102102250

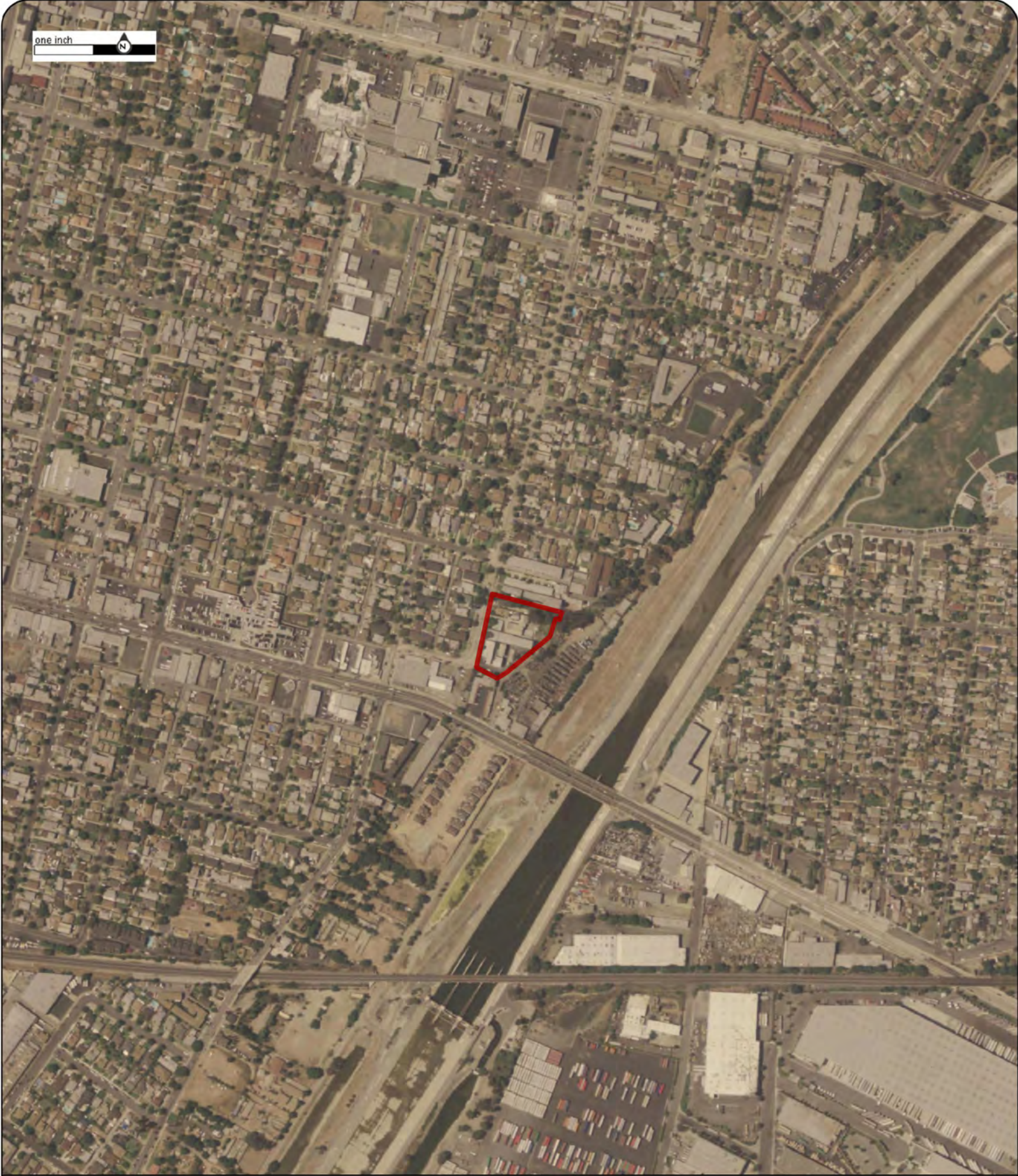




one inch







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

Address: 116 N Poplar Ave, Montebello, CA
Approx Center: -118.09907622,34.00895514

Order No: 21102102250





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

Address: 116 N Poplar Ave, Montebello, CA
Approx Center: -118.09907622,34.00895514

Order No: 21102102250





Year: 1988
Source: USGS
Scale: 1" = 500'
Comment:

Address: 116 N Poplar Ave, Montebello, CA
Approx Center: -118.09907622,34.00895514

Order No: 21102102250



one inch



Year: 1983
Source: ASCS
Scale: 1" = 500'
Comment:

Address: 116 N Poplar Ave, Montebello, CA
Approx Center: -118.09907622,34.00895514

Order No: 21102102250





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

Address: 116 N Poplar Ave, Montebello, CA
Approx Center: -118.09907622,34.00895514

Order No: 21102102250





Year: 1972
Source: USGS
Scale: 1" = 500'
Comment:

Address: 116 N Poplar Ave, Montebello, CA
Approx Center: -118.09907622,34.00895514

Order No: 21102102250





one inch



Year: 1960
Source: FAIRCHILD
Scale: 1" = 500'
Comment:

Address: 116 N Poplar Ave, Montebello, CA
Approx Center: -118.09907622,34.00895514

Order No: 21102102250





one inch



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

Address: 116 N Poplar Ave, Montebello, CA
Approx Center: -118.09907622,34.00895514

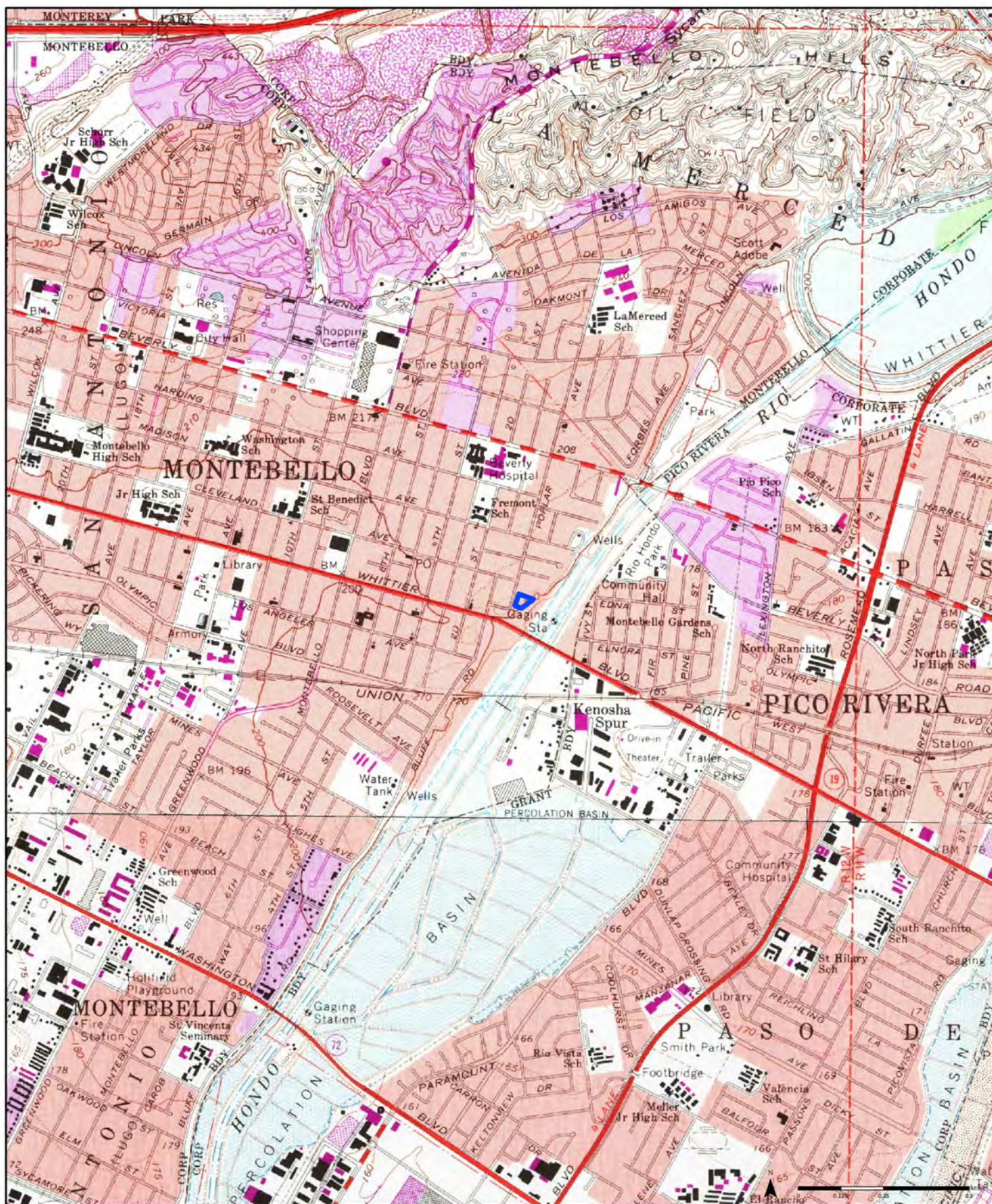
Order No: 21102102250







Appendix D - Topographic Maps



1981

(1) Aerial Photo Year: 1978
Photo Revision Year: 1981

(2) Aerial Photo Year: 1978
Photo Revision Year: 1981

Quadrangle(s): El Monte, CA₍₁₎; Whittier, CA₍₂₎

Order No. 21102102250

Source: USGS 7.5 Minute Topographic Map



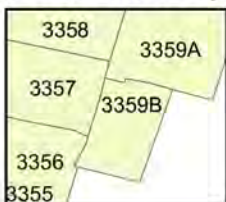
Appendix E - Fire Insurance Maps

Fire Insurance Map



1966

Address: 116 N Poplar Ave Montebello CA 90640



Map sheet(s):
Volume 33:3356,3357,3358,3359;

Order Number 21102102250

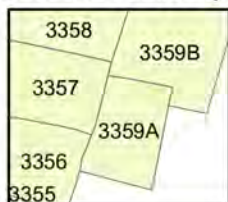


Fire Insurance Map



1950

Address: 116 N Poplar Ave Montebello CA 90640



Map sheet(s):
Volume 33:3356,3357,3358,3359;

Order Number 21102102250



Fire Insurance Map



1929

Address: 116 N Poplar Ave Montebello CA 90640

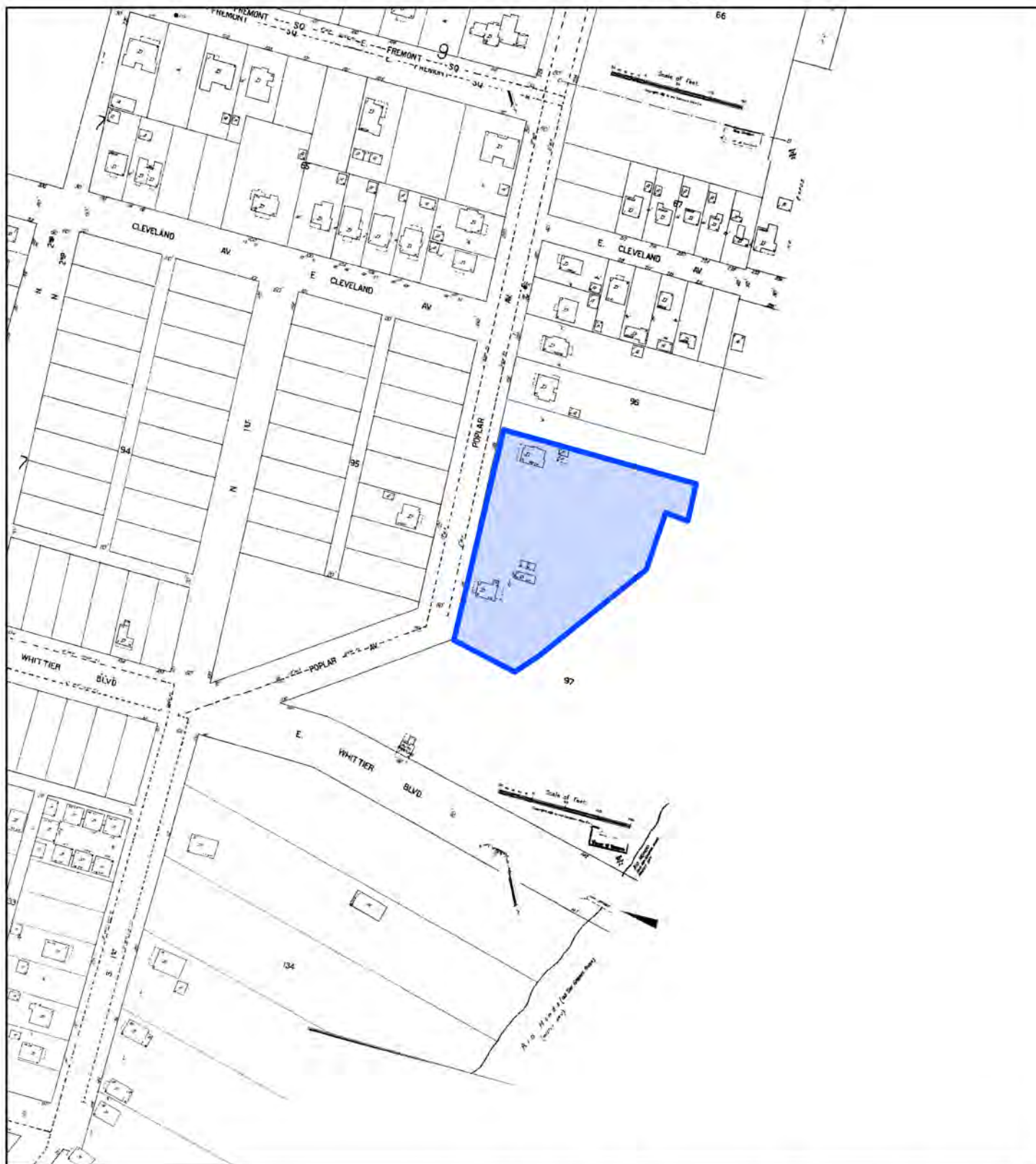


Map sheet(s):
Volume 33:3356,3357,3358,3359;

Order Number 21102102250

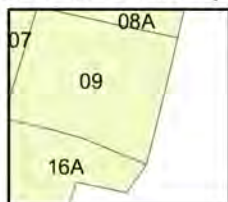


Fire Insurance Map



1925

Address: 116 N Poplar Ave Montebello CA 90640



Map sheet(s):
Volume NA:16,9;

Order Number 21102102250



Appendix F - City Directory



CITY DIRECTORY

Project Property: 116 N Poplar Ave
116 N Poplar Ave
Montebello, CA 90640

Project No: 221-0741

Requested By: EDI Consultants, Inc.

Order No: 21102102250

Date Completed: October 28, 2021

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

October 28, 2021
RE: CITY DIRECTORY RESEARCH
116 N Poplar Ave
116 N Poplar Ave Montebello, CA

Thank you for contacting ERIIS 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:

BEG-145 of N Poplar Ave
BEG-150 of E Wheeler Blvd

Search Results Summary

Date	Source	Comment
2020	DIGITAL BUSINESS DIRECTORY	
2016	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2008	DIGITAL BUSINESS DIRECTORY	
2005-2006	HAINES	
2000-2001	HAINES	
1995-1996	HAINES	
1990	HAINES	
1985	HAINES	
1979	HAINES	
1975	HAINES	
1972	HAINES	
1965	PACIFIC TELEPHONE	
1962	PACIFIC TELEPHONE	
1952	PACIFIC DIRECTORY CO	
1948	PACIFIC DIRECTORY CO	

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

104 **BEST FAMILY DISCOUNT STOR**...Retail Shops
104 **MGA FLOORING CTR**...Construction Companies
104 **MGA FLOORING CTR**...Floor Laying Refinishing & Resurfacing
104 **MGA FLOORING CTR**...Federal Government Contractors
104 **MGA SERVICE**...Restaurants
104 **MGA SERVICE**...Property Maintenance
111 **MANZUR TEST CTR**...Restaurants
116 **SUPERWASH**...Laundries-self Service
116 **SUPERWASH**...Laundry Equip-coml-coin Operated (whls)
121 **DAVES CABINET**...Cabinets
121 **DAVES CABINET**...Cabinet Makers
121 **MEINEKE CAR CARE CTR**...Automobile Repairing & Service
121 **XPRESS LICENSE SCHOOL**...Construction Companies
128 **JUPITER SOUNDSCAPE LLC**...Nonclassified Establishments
128 **ROYALA MOTEL**...Hotels & Motels
140 **INGALLS CONVEYORS INC**...Conveyors & Conveying Equipment (whls)
140 **INGALLS CONVEYORS INC**...Racks (whls)
140 **INGALLS CONVEYORS INC**...Shelving (whls)

NO LISTING FOUND FOR THIS YEAR...

104 MGA FLOORING CTR...Floor Laying Refinishing & Resurfacing
104 MGA FLOORING CTR...Federal Government Contractors
104 MGA SERVICE...Restaurants
104 MONTEBELLO PARAMOUNT...Nonclassified Establishments
111 MANZUR TEST CTR...Restaurants
116 SUPERWASH...Laundry Equip-coml-coin Operated (whls)
121 DAVES CABINET...Cabinets
121 JOHNNYS CUSTOM CABINETS...Wood Kitchen Cabinet & Countertop Manufacturing
121 LEWENS NEON WHOLESALE...Neon Signs (whls)
121 LEWENS NEON WHOLESALE...Signs (mfrs)
121 MEINEKE AUTO CARE CTR...General Automotive Repair
121 MEINEKE CAR CARE CTR...General Automotive Repair
121 PRODUCTOS LATINOS...Mexican Goods
128 ROYALA MOTEL...Hotels & Motels
140 INGALLS CONVEYORS INC...Conveyors & Conveying Equipment (whls)

NO LISTING FOUND FOR THIS YEAR...

104 MGA FLOORING CTR...Floor Laying Refinishing & Resurfacing
104 MGA SVC...Restaurants
111 MANZUR TEST CTR...Restaurants
116 ED'S NATIONAL SUITS...Clothing-retail
116 SUPERWASH...Laundry Equip-coml-coin Operated (whls)
121 DAVES CABINET...Cabinets
121 IAN AUTO SVC CTR...Automobile Repairing & Service
121 J-LINE STUDIO...Artists-commercial
121 JOHNNY'S CUSTOM CABINETS...Cabinets
121 LEWENS NEON WHOLESALE...Signs (mfrs)
121 PRODUCTOS LATINOS...Mexican Goods
128 ROYALA MOTEL...Hotels & Motels

NO LISTING FOUND FOR THIS YEAR...

104 MGA CARPET SALES...Carpet & Rug Dealers-new
 104 MGA CARPET SALES...Carpets
 104 MGA FLOORING CTR...Floor Laying,flr Wk
 111 MANSUR TEST CTR...Restaurants
 111 MANZUR TEST CTR...Eating Places
 121 AISPUR0 JSUS PRODUCTOS LATINOS...Whol Nondurable Goods
 121 DAVES CABINETS...Cabinet Makers
 121 DAVES CABINETS...Cabnt/finish Carpntry
 121 FUTURE GENERATION...Litho,coml Printing
 121 FUTURE GENERATION...Printers
 121 J-LINE STUDIO...Artists-commercial
 121 J-LINE STUDIO...Commercial Art, Illus
 121 J-LINE STUDIO INC...Mfg Sculpture
 121 JESUS AISPUR0 PRODUCTOS LATINO...Mexican Goods
 121 JESUS AISPUR0 PRODUCTOS LATINO...Misc Retail Stores
 121 JOHNNYS CUSTOM CABINETS...Mfg Wood Kitchen Cabinets
 121 JOSE AISPUR0 PRODUCTOS LATINOS...Boots
 121 MGS MOTORS INC...Automobile Dealers-used Cars
 121 NEW GENERATION SILK SCREEN...Commercial Printing
 121 PRODUCTOS LATINOS...Whol Mexican Products
 121 PRODUCTOS LATINOS...Mexican Goods
 121 UNITED BIAS BINDING...Cutting & Slitting Svc
 121 UTURE GENERATION...Nonclassified Establishments
 128 ROYAL MOTEL...Hotels & Motels
 140 E T FENCING...Fence Contractors
 140 E T FENCING...Fence Contractors
 140 INGALLS CONVEYORS INC...Conveyors & Conveying Equipment (whol)
 140 INGALLS CONVEYORS INC...Conveyors,rel Eqp
 140 VICENTE AUTO REPAIR...Automobile Repairing & Service
 140 W G INGALLS CONVEYORS INC...Conveyors & Conveying Equipment (whol)
 140 WG INGALLS CO...Mfg Conveyors/equipment

117

R&S TRUCKING CO...Local Trucking Operator

101 SMOG PROS
104 MGA FLOORING CENTER
111 MANZUR TEST ONLY
121 AAMCO TRANSMISSIONS
121 DAVE'S CABINETS
121 FUTURE GENERATION
121 J - LINE STUDIO
121 JESUS ASPURO PRODUCTOS LATINOS
121 MGS MOTORS INC
121 NEW GENERATON SILK SCREEN
121 UNITD BIAS BINDING
121 UTURE GENERATION
128 ROYALA MOTEL
140 ET FENCING
140 FENCE YOUR CASTLE
140 INGALLS CONVEYORS INC
140 VICENTE AUTO REPAIR
240 PUBLIC STORAGE

116 MULTI TENANT RESIDENTIAL
117 SAMANIE GO REYNALDO
121 MORENO JAN
125 MARDEN EDWARD
125 MEDINA ROSA
125 MOORE SEAN
128 HERNANDEZ ROBERTO
129 GARCIA DORA ELA
129 GARCIA RUBEN
129 PIMENTEL HUMBERTO
130 XXXX
132 CASTRO ANA
133 CARBAJAL ANITA
137 DELAMOYA CONNIE
137 FLORES DIEGO
138 CONTRERAS YOLANDA
141 PEREZ DAVID
141 #C VALLEJO VICTORIA
142 CABRERA SAMUEL
142 CABRERA SAMUEL
142 PEREZ JUAN
142 VELASCO JOSE
144 CHAVEZ JOSE
144 #C LUNA MARGARET
144 RODRIGUEZ JUANA F
145 BARRIOS JUANA
145 SANCHEZ FERMIN
148 MULTI TENANT RESIDENTIAL

101 SMOG PROS
 101 SMOG PROS
 104 HEILIG MEYERS MCHAHAN'S FURN
 111 MONTEBL TEST ONLY CENTER
 116 PATEL KARSANBHAI
 121 AQ TRANSMISSION
 121 DAVE'S CABINETS
 121 J- LINE STUDIO
 121 JESUS AISPURO PRODUCTOS LATINOS
 121 NEW GENERATION SILK SCREEN
 121 UNITD BIAS BINDING
 125 XXXX
 128 PATEL GUNVANT
 128 ROYALA MOTEL
 134 XXXX
 136 XXXX
 138 JT WELDING CO
 140 ET FENCING
 140 FENCE YOUR CASTLE
 140 NAZ RUBBISH DISPOSAL
 140 SERV WEL DISPOSAL
 150 XXXX
 238 XXXX

116 MARTINEZ GUILLERMO E
 116 MENDEZ MARIA
 116 RUIZ OTILIA
 117 SAMANIEGO REYNALDO
 121 BROWN BEVERLY A
 121 SANDLER DAVID
 121 VILLANEUVA JUAN C
 125 MOORE SEAN
 125 MOORE SEAN
 125 SANDLER DAVID
 128 XXXX
 129 MAGNA JOSEPH
 130 XXXX
 132 TKACHENKO VLADIMIR
 133 MAGNA JOSEPH
 137 FLORES DIEGO
 141 ARAIZA ANGEL N
 141 PACE JON
 142 MURCIA MARIA M
 144 #F CHAVIRA CRUZ JR
 144 RODRIGUEZ JUANA F
 145 BARRIOS JUANA
 145 YUATAYEVA FEDOSIYA
 148 MULTI TENANT RESIDENTIAL

101	SMOG PROS
104	MCMAHANS FURN & APLN
111	KAWASAKI OF MONTEBL
111	MONTEBL KAWASAKI
116	XXXX
121	A Q AUTO REPAIR
121	A Q TRANSMISSION
121	CLASSIC AUTO UPHL
121	ELITE AUTO &BODY
121	GODS GNRTN SPAT WR
121	IRIBE TOWING
121	MONTEBL DRAPERIES
121	MULTYSTITCH CONTRCT ROCKS BODY SHOP
125	XXXX
128	J T WELDING CO
128	ROYALA MOTEL
132	XXXX
134	XXXX
136	XXXX
140	NAZ RUBBISH DISPOSAL
140	SERV WEL DISPOSAL
150	XXXX
238	XXXX

116	ORTIZ CHRIS
116	HURTADO VICTORIA
116	SERDAN CARLOS R
117	SAMANIE GO REYNALDO
121	MARQUEZ CYNTHIA
125	XXXX
128	ORTIZ PEDRO LOYD
129	MAGNA JOSEPH
132	XXXX
133	XXXX
137	XXXX
141	XXXX
142	ESTEVA GABRIEL
142	MOIRA IRENE
144	XXXX
145	GRIGORIAN MATIROS
148	HOOKE JAMES

101 M P&G TUNE UP CTRS
104 MCHANANS FURN & APLN
111 KAWASAKI OF MONTEBL
111 MONTEBL KAWASAKI
116 XXXX
121 A Q TRANSMISSION
121 FUSION FXTRG & CONSTR
121 IGOR ENTERPRISES
121 J&C WOOD WORKING
121 L M AUTO SALES
121 TERRY TALLIS CMPSR
121 TREJO ALFONSO
121 UNITD MOTORS
125 XXXX
128 ROYALA MOTEL
132 XXXX
134 XXXX
136 XXXX
138 J T WELDING CO
140 CA CAGE CO
140 MORRIES RUBBISH SER
140 NAZ RUBBISH DISPOS
140 PAC WASTE
140 SERV WEL DISPOSAL
150 BILLS GARAGE
238 XXXX

116 MULTI TENANT RESIDENTIAL
121 CORONA TINA
123 XXXX
125 XXXX
128 ORTIZ PEDRO LOYE
132 XXXX
137 ESTRADA JULIO CESAR
141 ESTRADA MARIA
141 MALITNER ALAN W
142 BLEAS BEUTIREO S
142 CASTANEDA AGRIPINO
142 URENO JOSE ANGEL
145 XXXX
148 MULTI TENANT RESIDENTIAL

101 M P&G TUNE UP CENTER
104 MCMAHANAS FURN&APLN
111 MONTEBELLO KAWASAKI
116 BUDGET RENT A CAR
116 DICK & WALT'S HONDA
116 HONDA OF MONTEBELLO
116 SEARS RENT A CAR
121 AAMCO ATMTCTRNSMSN
125 XXXX
128 ROYALA MOTEL
132 XXXX
134 XXXX
136 XXXX
138 J T WELDING CO
140 AAPEX RUBBISH SERV
140 M J B DISPOSAL
140 MORRIES RUBBISH SER
140 NAZ RUBBISH DISPOS
140 PAC WASTE
140 SERY WEL DISPOSAL
140 SILIZNOFF PETE J
148 READY RUBBISH DSPSL
238 STOUT BODY SHOP

116 MULTI TENANT RESIDENTIAL
121 XXXX
125 XXXX
128 MULTI TENANT RESIDENTIAL
132 XXXX
133 DEMILLE THEORA C
134 ARMENTA RICHARD
137 ARANA PATRICIA
142 CASTRO AMADOR
142 MACIAS MARIA O
144 GARCIA E D
144 ROWLAND L M
145 CABRALES JOSE R
148 MULTI TENANT RESIDENTIAL

101 DELREAL ARCO SERV
104 RICHARDS FURN CNTR
111 BUDGET RENT A CAR
111 MONTEBL KAWASAKI
116 DICK N WALT
116 DICK N WALT
116 DICK&WALT HONDA
116 SEARS RENT A CAR
121 AAMCO AUTOMTC TRNSM
121 JESSES BODY SHOP
121 JORGE AUTO REPAIR
121 RAYMOND GEO M
125 GEORGE M RAYMOND CO
125 RAY GEORGE M CO
125 RAYMOND PLASTERING
128 ROYALA MOTEL
134 XXXX
136 SIAPIN LANDSCAPE CO
138 J T WELDING CO
140 AAPPEX RUBBISH SERV
140 APPLIED SYSTEMS
140 BOSTON INDUSTRIES
140 M J B DISPOSAL
140 READY RUBBISH DSPSL
140 SERV WEL DISPOS SV
238 MONTE CARLO BDY SHP

116 MULTI TENANT RESIDENTIAL
121 GERGEN M C
125 MELENDEZ JOVITA
128 MULTI TENANT RESIDENTIAL
132 COTA EVA B
133 DEMILLE THEORA C
134 ARMENTA RICHARD
140 1/2 POBLES RAUL
142 HOLGUIN MARGARET D
142 MARTINEZ FERN
144 POYER PAUL I
144 ROWLAND L M
144 TEMPLETON B K
145 CABRALES B K
148 MULTI TENANT RESIDENTIAL

101 DELREAL ARCO SERV
104 RICHARDS FURNITR CT
111 HURO S MOTORCYCLES
111 STEVE HURO MTRCYCLS
116 DICK N WALT'S HONDA
125 GEORGE M RAYMOND CO
125 RAY GEO M CO
125 RAYMOND PLASTERING
128 ROYALA MOTEL
140 ARCIERO BROS INC
140 ARCIERO HOMES INC
140 MONTBLO SEWER CO
140 MONTBLO TRENCHING
140 MONTEBELLO EQUIP
238 MONTE CARLO BODY SHO

116 MULTI TENANT RESIDENTIAL
117 XXXX
121 GERGEN M C
125 XXXX
128 MULTI TENANT RESIDENTIAL
129 XXXX
132 MORELLI NANCY
133 DEMILLE THEORA C
134 XXXX
136 WALDO FAY
136 WALDO RAYMOND D
140 1/2 PINEDA DANNY
142 CASCARELLI RALPH J
142 NAPIER RONALD
144 ROWLAND L M
144 ROWLAND L M
144 ROYER PAUL I
144 TEMPLETON B K
145 EDMISTON N T
146 XXXX

101 ATLANTC RCHFLD ARCO
101 HECTORS ARCO
101 U HAUL CO DIR
104 HUB FURNITURE CO
116 DICK N WALT'S HONDA
125 RAY GEO M CO
125 RAYMOND GEO M CO
125 RAYMOND PLASTERING
128 ROYALA MOTEL
140 ARCIERO BROS INC
140 ARCIERO HOMES INC
140 MONTEBELLO SEWER CO
140 MONTEBELLO EQUIPT
240 MONTEBELLO BODR SHP

116 MULTI TENANT RESIDENTIAL
116 MULTI TENANT RESIDENTIAL
117 HARLOW VIRGINIA D
121 GERGEN M C
125 XXXX
128 MULTI TENANT RESIDENTIAL
129 XXXX
132 MORELLI NANCY
133 DEMILLE THEORA C
134 GIOVANNETTI D M
136 WALDO FAY
136 WALDO RAYMOND D
140 1/2 ROSENBERGER CHAS J
142 CASCARELLI RALPH J
142 OROZCO I
144 MULTI TENANT RESIDENTIAL
145 EDMISTON N T
146 MONTOYA DAVID A

101	FRANKS RICHFIELD SERV
104	HUB FURN STORES
104	HUB FURNITURE CO
125	GEO M RAYMOND CO
125	RAYMOND PLASTERNG CO
128	BORDIONIE E
128	RIVERVIEW MOTEL
140	ARCIERO BROS INC

116	BUILDING
116	MULTI TENANT RESIDENTIAL
117	HARLOW GEORGE
121	SCHULTZ ILO
128	MULTI TENANT RESIDENTIAL
128	PAWLAWSKI J A
129	SMITH JAMES A
133	DE MILLE THEORA CORA
134	ANDRADE A D
136	YELLOWITZ B S
137	JURCZAK EDW A
140	1/2 ORTEGA A F JR
142	BUILDING
142 #6	CASCARELLI R J
142 #5	THEOBALD W
144	MULTI TENANT RESIDENTIAL
145	EDMISTON N T
146	CENTOGLU A

101 FRANKS RICHFIELD SERV
104 HUB FURN STORES
104 HUB FURN STORES
125 GEO M RAYMOND CO
125 RAYMOND PLASTERNG CO
128 MOTEL
128 RIVERVIEW MOTEL
136 REID JAS L
140 ARCIERO BROS INC
140 ARCIERO BROS INC

112 1/2 REINHOLD IDA
117 HARLON GEORGE
121 SCHULTZ ILO
125 STILWELL C
128 MULTI TENANT RESIDENTIAL
128 PAWLAWSKI JOS A
129 SMITH JAMES A
132 HUGHES ZONA R
133 DE MILLE THEORA CORA
134 MONTES GILBERT V
137 JURCZAK EDW A
140 1/2 BRIGHT CARL
140 CURTIS GEO W
142 1/2 CASCARELLI RALPH J
142 DRTIZ TONY
144 MULTI TENANT RESIDENTIAL
145 EDMISTON N T
146 SARKISTAN ALEX

125 RAYMOND G M CO CONTRS
128 MILLER I H
128 RIVERVIEW MOTOR LODGE
136 BAKER J M

117 BROWN E E MRS
121 1/2 SHULTZ A I MRS
121 DAVIDSON R E
125 HOWEY W S
129 SMITH J A
130 WILSON J L
132 ZOOLALIAN C H
133 OLDHAM W G
134 BOGDANOFF P J
136 ROPP S I
137 VETCH MARTHA B
141 CLPUSER K E
144 ALDRICH L C
145 EDMISTON N T
148 DOWKER G O

125 AMER OIL & GREASE CO
128 RIVERVIEW MOTOR LODGE

117 1/2 TRANSIENT
117 BROWN E E MRS
121 1/2 ARP W G
121 SHULTZ A I MRS
125 HOWEY W S
129 SMITH J A
130 HOLDEMAN A D MRS
132 MYERS CLAUDE
133 OLDHAM W G
134 DONNELL E M MRS
136 ROOP S I
137 VEITCH MARTHA B
141 CLCUSER K E
144 ALDRICH L C
145 EDMISTON N T
148 DOWKER G O

Appendix G - Regulatory Database Report



DATABASE REPORT

Project Property:	<i>116 N Poplar Ave 116 N Poplar Ave Montebello CA 90640</i>
Project No:	<i>221-0741</i>
Report Type:	<i>Database Report</i>
Order No:	<i>21102102250</i>
Requested by:	<i>EDI Consultants, Inc.</i>
Date Completed:	<i>October 25, 2021</i>

Environmental Risk Information Services

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Executive Summary

Property Information:

Project Property: 116 N Poplar Ave
116 N Poplar Ave Montebello CA 90640

Project No: 221-0741

Coordinates:

Latitude:	34.00895514
Longitude:	-118.09907622
UTM Northing:	3,763,693.39
UTM Easting:	398,511.00
UTM Zone:	UTM Zone 11S

Elevation: 206 FT

Order Information:

Order No: 21102102250
Date Requested: October 21, 2021
Requested by: EDI Consultants, Inc.
Report Type: Database Report

Historicals/Products:

Aerial Photographs	Historical Aerials (with Project 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)	Physical Setting Report (PSR)
Topographic Map	Topographic Maps

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
<u>Standard Environmental Records</u>								
Federal								
DOE FUSRAP	Y	1	0	0	0	0	0	0
NPL	Y	1	0	0	0	0	1	1
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	1	-	1
ODI	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	1	-	1
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	1	-	1
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	1	4	-	5
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	2	2	-	-	4
RCRA VSQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	0	5	16	-	-	21
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0
FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
State								
RESPONSE	Y	1	0	0	1	0	0	1
ENVIROSTOR	Y	1	0	0	1	0	2	3
DELISTED ENVS	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	1	0	-	1
SWRCB SWF	Y	0.5	0	0	0	0	-	0
HWP	Y	1	0	0	0	0	0	0
SWAT	Y	0.5	0	0	0	0	-	0
C&D DEBRIS RECY	Y	0.5	0	0	0	1	-	1
RECYCLING	Y	0.5	0	1	1	3	-	5
PROCESSORS	Y	0.5	0	0	0	0	-	0
CONTAINER RECY	Y	0.5	0	0	2	1	-	3
LDS	Y	0.5	0	0	1	0	-	1
LUST	Y	0.5	0	3	4	6	-	13
DELISTED LST	Y	0.5	0	0	0	1	-	1
UST	Y	0.25	0	0	0	-	-	0
UST CLOSURE	Y	0.5	0	0	0	1	-	1
HHSS	Y	0.25	0	3	6	-	-	9
UST SWEEPS	Y	0.25	0	4	5	-	-	9
AST	Y	0.25	0	0	0	-	-	0
AST SWRCB	Y	0.25	0	0	0	-	-	0
TANK OIL GAS	Y	0.25	0	0	0	-	-	0
DELISTED TNK	Y	0.25	0	1	0	-	-	1
CERS TANK	Y	0.25	0	0	1	-	-	1
DELISTED CTNK	Y	0.25	0	0	0	-	-	0
HIST TANK	Y	0.25	0	3	5	-	-	8
LUR	Y	0.5	0	0	1	0	-	1
CALSITES	Y	0.5	0	0	1	0	-	1
HLUR	Y	0.5	0	0	0	0	-	0
DEED	Y	0.5	0	0	0	0	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
VCP	Y	0.5	0	0	0	0	-	0
CLEANUP SITES	Y	0.5	0	2	1	0	-	3
DELISTED COUNTY	Y	0.25	0	0	0	-	-	0
Tribal								
INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED ILST	Y	0.5	0	0	0	0	-	0
DELISTED IUST	Y	0.25	0	0	0	-	-	0
County								
SML LA	Y	0.5	0	0	0	0	-	0
SWF LA COUNTY	Y	0.5	0	1	0	3	-	4
CUPA LA COUNTY	Y	0.25	0	7	11	-	-	18
HMS LA	Y	0.25	0	4	8	-	-	12
UST SANTAFESP	Y	0.25	0	0	0	-	-	0
UST LONGB	Y	0.25	0	0	0	-	-	0
CUPA BURBANK	Y	0.25	0	0	0	-	-	0
UST ELSEGUNDO	Y	0.25	0	0	0	-	-	0
UST SANTA MONICA	Y	0.25	0	0	0	-	-	0
AST SANTAMON	Y	0.25	0	0	0	-	-	0
CUPA SANTAMON	Y	0.25	0	0	0	-	-	0
UST TORRANCE	Y	0.25	0	0	0	-	-	0
UST VERNON	Y	0.25	0	0	0	-	-	0
CUPA VERNON	Y	0.25	0	0	0	-	-	0
UST LA CITY	Y	0.25	0	0	0	-	-	0
AST LA CITY	Y	0.25	0	0	0	-	-	0
HAZMAT LA CITY	Y	0.125	0	0	-	-	-	0
<u>Additional Environmental Records</u>								
Federal								
PFAS NPL	Y	0.5	0	0	0	0	-	0
FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	0	1	1
URANIUM	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCB	Y	0.5	0	0	2	0	-	2
State								
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DRYC GRANT	Y	0.25	0	0	0	-	-	0
PFAS	Y	0.5	0	0	0	0	-	0
PFAS GW	Y	0.5	0	0	4	2	-	6
HWSS CLEANUP	Y	0.5	0	0	1	0	-	1
DTSC HWF	Y	0.5	0	0	0	0	-	0
INSP COMP ENF	Y	1	0	0	0	0	0	0
SCH	Y	1	0	0	0	0	0	0
CHMIRS	Y	PO	0	-	-	-	-	0
HIST CHMIRS	Y	PO	0	-	-	-	-	0
HAZNET	Y	PO	0	-	-	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
HIST MANIFEST	Y	PO	0	-	-	-	-	0
HW TRANSPORT	Y	0.125	0	0	-	-	-	0
WASTE TIRE	Y	PO	0	-	-	-	-	0
MEDICAL WASTE	Y	0.25	0	0	0	-	-	0
HIST CORTESE	Y	0.5	0	0	0	1	-	1
CDO/CAO	Y	0.5	0	0	0	0	-	0
CERS HAZ	Y	0.125	0	2	-	-	-	2
DELISTED HAZ	Y	0.5	0	0	0	0	-	0
GEOTRACKER	Y	0.125	0	0	-	-	-	0
MINE	Y	1	0	0	0	0	0	0
LIEN	Y	PO	0	-	-	-	-	0
WASTE DISCHG	Y	0.25	0	0	0	-	-	0
EMISSIONS	Y	0.25	0	0	8	-	-	8
CDL	Y	0.125	0	0	-	-	-	0

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

County								
HAZMAT SANTAMON	Y	0.125	0	0	-	-	-	0
HAZ WST SANTAMON	Y	0.125	0	0	-	-	-	0
Total:			0	38	84	26	4	152

* PO – Property Only

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

Executive Summary: Site Report Summary - Project Property

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

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	RCRA SQG	W G IUGALS	140 E WHITTIER BLVD MONTEBELLO CA 90640 <i>EPA Handler ID:</i> CAR000082594	S	0.03 / 159.73	-18	44
1	LUST	RECYCLED COMMODITIES INC	140 WHITTIER BLVD E MONTEBELLO CA 90640 <i>Global ID Status Status Date:</i> T0603704028 COMPLETED - CASE CLOSED 11/30/1999	S	0.03 / 159.73	-18	45
1	SWF LA COUNTY	DAngelus Disposal	140 E. Whittier Blvd., Montebello, CA 90640 Montebello CA <i>Status:</i> Closed	S	0.03 / 159.73	-18	47
1	HMS LA		140 E WHITTIER BLVD MONTEBELLO CA 90640	S	0.03 / 159.73	-18	47
1	HHSS	RECYCLED COMMODITIES INC	140 E. WHITTIER BLVD. MONTEBEL MONTEBELLO CA 90640	S	0.03 / 159.73	-18	48
1	HIST TANK	RECYCLED COMMODITIES, INC.	140 E. WHITTIER BLVD. MONTEBEL MONTEBELLO CA	S	0.03 / 159.73	-18	48
1	CUPA LA COUNTY	INGALLS CONVEYORS INC	140 E WHITTIER BLVD MONTEBELLO CA 90640	S	0.03 / 159.73	-18	48
1	UST SWEEPS	RECYCLED COMMODITIES INC	140 E WHITTIER BLVD MONTEBELLO CA <i>C C Status:</i> A19-000-13031 ACTIVE <i>Tank ID:</i> 000003, 000001, 000002, 000004	S	0.03 / 159.73	-18	48
2	CLEANUP SITES	NO NAME	116 E. WHITTIER MONTEBELLO CA 90640 <i>Status Site Facility Type:</i> OPEN - INACTIVE CLEANUP PROGRAM SITE	SW	0.04 / 220.42	-8	49
3	HMS LA		125 E WHITTIER BLVD MONTEBELLO CA 90640	SSW	0.04 / 236.86	-12	51
3	UST SWEEPS	GEORGE RAYMOND CO	125 E WHITTIER BLVD MONTEBELLO CA <i>C C Status:</i> A19-000-10183 ACTIVE	SSW	0.04 / 236.86	-12	52
4	RCRA SQG	AMKO TRANSMISSION	121 E WHITTIER BLVD MONTEBELLO CA 90640 <i>EPA Handler ID:</i> CAD982323396	SW	0.05 / 243.31	-9	52

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
4	HMS LA		121 E WHITTIER BLVD MONTEBELLO CA 90640	SW	0.05 / 243.31	-9	53
4	HHSS	AAMCO TRANSMISSIONS	121 E. WHITTIER BLVD. MONTEBELLO CA 90640	SW	0.05 / 243.31	-9	53
4	RCRA NON GEN	MEINEKE CAR CARE CENTER #2432	121 E WHITTIER BLVD STE A MONTEBELLO CA 90640 <i>EPA Handler ID: CAL000394673</i>	SW	0.05 / 243.31	-9	53
4	CERS HAZ	Meineke Car Care Center	121 E WHITTIER BLVD STE A MONTEBELLO CA 90640	SW	0.05 / 243.31	-9	54
4	RCRA NON GEN	MEINEKE CAR CARE CENTER	121 E WHITTIER BLVD UNIT A MONTEBELLO CA 90640 <i>EPA Handler ID: CAC002993977</i>	SW	0.05 / 243.31	-9	56
4	RCRA NON GEN	GAALIYAH LLC DBA MEINEKE CAR CARE CENTER	121 E WHITTIER BLVD STE A MONTEBELLO CA 90640 <i>EPA Handler ID: CAL000442110</i>	SW	0.05 / 243.31	-9	57
4	CUPA LA COUNTY	RICKS BODY SHOP	121 E WHITTIER BLVD MONTEBELLO CA 90640	SW	0.05 / 243.31	-9	58
4	UST SWEEPS	PFI COMPANY	121 E WHITTIER BLVD MONTEBELLO CA <i>C C Status: A19-000-14765 ACTIVE</i>	SW	0.05 / 243.31	-9	59
5	HIST TANK	AAMCO TRANSMISSIONS	121 E. WHITTIER BLVD. MONTEBELLO CA	SW	0.05 / 243.96	-9	59
5	CUPA LA COUNTY	IAN AUTO SERVICE CENTER	121 E WHITTIER BLVD AB MONTEBELLO CA 90640	SW	0.05 / 243.96	-9	59
6	RCRA NON GEN	SERV-WEL DISPOSAL SERVICE	132 E. WHITTIER BLVD MONTEBELLO CA 90640 <i>EPA Handler ID: CAD045522976</i>	S	0.05 / 244.45	-18	59
6	CLEANUP SITES	RECYCLED COMMODITIES	132 E. WHITTIER BLVD. MONTEBELLO CA 90640 <i>Status Site Facility Type: COMPLETED - CASE CLOSED CLEANUP PROGRAM SITE</i>	S	0.05 / 244.45	-18	60
6	CUPA LA COUNTY	A RENT-A-BIN	132 E WHITTIER BLVD MONTEBELLO CA 90640	S	0.05 / 244.45	-18	63

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
7	CUPA LA COUNTY	MONTEBELLO TEST ONLY CTR	111 E WHITTIER BLVD MONTEBELLO CA 90640	WSW	0.05 / 265.11	-8	63
8	DELISTED TNK	ARCO PRODUCTS #00152	101 E WHITTIER BLVD MONTEBELLO CA 90640	WSW	0.06 / 340.07	-4	63
8	HMS LA		101 E WHITTIER BLVD MONTEBELLO CA 90640	WSW	0.06 / 340.07	-4	63
8	HHSS	MKRTICH MKRTICHYAN	101 E WHITTIER BLVD MONTEBELLO CA 90640	WSW	0.06 / 340.07	-4	64
8	HIST TANK	MKRTICH MKRTCHYAN	101 E WHITTIER BLVD MONTEBELLO CA CA	WSW	0.06 / 340.07	-4	64
8	CUPA LA COUNTY	ARCO #0152 AMPM	101 E WHITTIER BLVD MONTEBELLO CA 90640	WSW	0.06 / 340.07	-4	64
8	UST SWEEPS	ARCO PETROLEUM PROD CO # 0152	101 E WHITTIER BLVD MONTEBELLO CA	WSW	0.06 / 340.07	-4	64
			C C Status: A19-000-12043 ACTIVE Tank ID: 000001, 000009, 000004, 000003, 000006, 000008, 000007, 000005, 000002				
9	LUST	ARCO #0152	101 WHITTIER BLVD E MONTEBELLO CA 90640	WSW	0.07 / 393.47	-1	66
			Global ID Status Status Date: T0603703900 COMPLETED - CASE CLOSED 7/12/1996				
9	LUST	ARCO #152	101 WHITTIER BLVD. E. MONTEBELLO CA 90640	WSW	0.07 / 393.47	-1	69
			Global ID Status Status Date: T0603771386 COMPLETED - CASE CLOSED 12/6/2004				
10	RECYCLING	ANDRADE RECYCLING INC	101 W WHITTIER BLVD MONTEBELLO CA 90640	WSW	0.09 / 465.48	3	72
11	CERS HAZ	PARTY WAREHOUSE	109 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.10 / 529.39	4	72
11	CUPA LA COUNTY	PARTY WAREHOUSE	109 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.10 / 529.39	4	76
12	RCRA NON GEN	LA COUNTY, IVY STREET PP	232 E WHITTIER BLVD MONTEBELLO CA 90640- 0000 EPA Handler ID: CAL000206248	SE	0.12 / 653.33	-26	76

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
13	RCRA NON GEN	HK AUTO SALVAGE INC	247 E WHITTIER BLVD MONTEBELLO CA 90640-5317 <i>EPA Handler ID: CAL000343209</i>	SE	0.14 / 738.01	-24	78
13	CUPA LA COUNTY	H K AUTO SALVAGE	247 E WHITTIER BLVD MONTEBELLO CA 90640	SE	0.14 / 738.01	-24	79
13	RECYCLING	ECONOMY AUTO SALVAGE INC	247 E WHITTIER BLVD MONTEBELLO CA 90640	SE	0.14 / 738.01	-24	79
14	CONTAINER RECY	LUIS MARINES	241 E FREMONT SQ MONTEBELLO CA 90640	NE	0.14 / 762.58	7	79
15	CUPA LA COUNTY	NEW LIFE AUTOMOTIVE	221 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.15 / 800.26	4	80
16	RCRA NON GEN	EXECUTIVE AUTO RECONDITIONING	221 1/2 W WHITTIER BLVD MONTEBELLO CA 92640 <i>EPA Handler ID: CAL000432016</i>	W	0.15 / 804.60	4	80
16	RCRA TSD	PRECISE AUTO RECON INC	221 1/2 W WHITTIER BLVD MONTEBELLO CA 90640 <i>EPA Handler ID: CAL000445172</i>	W	0.15 / 804.60	4	81
16	RCRA NON GEN	PRECISE AUTO RECON INC	221 1/2 W WHITTIER BLVD MONTEBELLO CA 90640 <i>EPA Handler ID: CAL000445172</i>	W	0.15 / 804.60	4	82
17	RCRA NON GEN	AUGUSTIN MARES	109 W FREEMONT SQUARE MONTEBELLO CA 90640 <i>EPA Handler ID: CAC003084957</i>	NW	0.17 / 879.65	4	83
18	CUPA LA COUNTY	CARINA AUTO CENTER INC	259 E WHITTIER BLVD MONTEBELLO CA 90640	SE	0.17 / 911.27	-24	84
18	CUPA LA COUNTY	NASA DISPOSAL SERVICE	259 E WHITTIER BLVD MONTEBELLO CA 90640	SE	0.17 / 911.27	-24	84
18	RCRA NON GEN	CARINA AUTO CENTER INC	259 E WHITTIER BLVD MONTEBELLO CA 90640 <i>EPA Handler ID: CAL000459241</i>	SE	0.17 / 911.27	-24	84
19	RCRA NON GEN	PUBLIC STORAGE 20290	240 E WHITTIER BLVD MONTEBELLO CA 90640 <i>EPA Handler ID: CAC002991733</i>	SE	0.17 / 920.19	-25	86

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
20	EMISSIONS	JIMMY'S FAMOUS SUPERBURGERS	201 W WHITTIER BLVD MONTEBELLO CA 96640	W	0.18 / 972.40	-4	87
21	EMISSIONS	MY AUTO CENTER	255 E WHITTIER BLVD MONTEBELLO CA 90640	SE	0.20 / 1,030.97	-25	87
21	CUPA LA COUNTY	MY AUTO CENTER	255 E WHITTIER BLVD MONTEBELLO CA 90640	SE	0.20 / 1,030.97	-25	88
22	PFAS GW		CA	NE	0.20 / 1,040.36	7	88
23	HHSS	BORDEN METAL PRODUCTS	310 W. WHITTIER BOULEVARD SANTA FE SPRINGS RD. SANTA FE SPRINGS CA 90670	W	0.20 / 1,044.55	0	98
24	LDS	MONTEBELLO LAND & WATER CO. LANDFILL	344 Madison MONTEBELLO CA 90640	NE	0.21 / 1,085.82	6	98
24	EMISSIONS	MONTEBELLO LAND & WATER CO	344 EMADISON MONTEBELLO CA 90640	NE	0.21 / 1,085.82	6	107
25	RCRA NON GEN	SAM LAY	201 N. 3RD STREET MONTEBELLO CA 90640 <i>EPA Handler ID: CAC003111277</i>	WNW	0.21 / 1,094.69	1	109
26	HIST TANK	MONTEBELLO LAND & WATER CO.	344 E. MADISON AVENUE MONTEBELLO CA	NE	0.21 / 1,094.74	7	110
27	LUST	UNOCAL #0854 (FORMER)	318 WHITTIER BLVD W MONTEBELLO CA 90640 <i>Global ID Status Status Date: T0603703551 COMPLETED - CASE CLOSED 9/10/1996</i>	W	0.21 / 1,115.70	-3	110
27	HMS LA		318 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.21 / 1,115.70	-3	123
27	HIST TANK	SERVICE STATION 0854	318 W WHITTIER BLVD MONTEBELLO CA	W	0.21 / 1,115.70	-3	123
27	UST SWEEPS	UNOCAL CORP SS 0854	318 W WHITTIER BLVD MONTEBELLO CA <i>C C Status: A19-000-9995 ACTIVE Tank ID: 000001, 000002, 000003</i>	W	0.21 / 1,115.70	-3	123

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
28	CUPA LA COUNTY	T-MOBILE WEST SITE ID#LA13109B	308 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.22 / 1,155.67	-4	124
29	CUPA LA COUNTY	CARINA AUTO CENTER INC	107 VAN NORMAN RD MONTEBELLO CA 90640	SE	0.22 / 1,169.33	-25	124
29	RCRA NON GEN	CARINA AUTO CENTER INC	107 VAN NORMAN RD MONTEBELLO CA 90640 <i>EPA Handler ID: CAL000450298</i>	SE	0.22 / 1,169.33	-25	125
29	EMISSIONS	CARINA AUTO CENTER	107 VAN NORMAN RD MONTEBELLO CA 90640	SE	0.22 / 1,169.33	-25	126
30	HMS LA		307 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.22 / 1,183.14	-4	126
30	EMISSIONS	SEIDNER'S COLLISION CENTERS-MONTEBELLO	307 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.22 / 1,183.14	-4	126
30	UST SWEEPS	OSTROM CHEVROLET	307 W WHITTIER BLVD MONTEBELLO CA <i>C C Status: A19-000-16471 ACTIVE Tank ID: 000001</i>	W	0.22 / 1,183.14	-4	127
31	PFAS GW		CA	NE	0.22 / 1,185.21	9	128
32	RCRA SQG	OSTROM CHEVROLET	310 W WHITTIER BLVD MONTEBELLO CA 90640 <i>EPA Handler ID: CAD981685621</i>	W	0.22 / 1,187.10	-4	140
32	LUST	OSTROM CHEVROLET	310 WEST WHITTIER BOULEVARD MONTEBELLO CA 90640 <i>Global ID Status Status Date: T10000000135 COMPLETED - CASE CLOSED 6/16/2009</i>	W	0.22 / 1,187.10	-4	141
32	HMS LA		310 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.22 / 1,187.10	-4	143
32	CERS TANK	CHEVROLET OF MONTEBELLO	310 W WHITTIER BLVD MONTEBELLO CA 90640 <i>Site ID: 104742</i>	W	0.22 / 1,187.10	-4	143
32	RCRA NON GEN	DYNAMIC AUTO IMAGES/MONTEBELLO CHEVROLET	310 W WHITTIER BLVD MONTEBELLO CA 90640- 5324 <i>EPA Handler ID: CAL000364960</i>	W	0.22 / 1,187.10	-4	149

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
32	RCRA NON GEN	MONTEBELLO AUTO GROUP LLC DBA CHEVROLET OF MONTEBELLO	310 W WHITTIER BLVD MONTEBELLO CA 90640-5324	W	0.22 / 1,187.10	-4	150
			EPA Handler ID: CAL000351998				
32	CUPA LA COUNTY	CHEVROLET OF MONTEBELLO	310 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.22 / 1,187.10	-4	151
32	UST SWEEPS	OSTROM CHEVROLET	310 W WHITTIER BLVD MONTEBELLO CA	W	0.22 / 1,187.10	-4	151
			C C Status: A19-000-9732 ACTIVE Tank ID: 000001, 000002				
33	HHSS	OSTROM CHEVROLET	310 W. WHITTIER BOULEVARD MONTEBELLO CA 90640	W	0.23 / 1,194.41	-4	152
33	EMISSIONS	OSTROM CHEVROLET	310 W WHITTIER BL MONTEBELLO CA 90640	W	0.23 / 1,194.41	-4	152
33	HIST TANK	OSTROM CHEVROLET	310 W. WHITTIER BOULEVARD MONTEBELLO CA	W	0.23 / 1,194.41	-4	153
34	HHSS	UNION OIL SERVICE STATION 085	318 WEST WHITTER BLVD. MONTEBELLO CA 90640	W	0.23 / 1,221.17	-3	153
34	HHSS	SERVICE STATION 0854	318 W WHITTER BLVD MONTEBELLO CA 90640	W	0.23 / 1,221.17	-3	154
34	HIST TANK	UNION OIL SERVICE STATION #085	318 WEST WHITTIER BLVD. MONTEBELLO CA	W	0.23 / 1,221.17	-3	154
35	EMISSIONS	ATLAS WIRE & CABLE, ROSEN ELEC	133 S VAN NORMAN MONTEBELLO CA 90640	SSE	0.23 / 1,226.36	-23	154
36	RCRA SQG	MONTEBELLO USD FREMONT ELEMENTARY SCHL	200 W MADISON MONTEBELLO CA 90640	NNW	0.23 / 1,235.30	2	155
			EPA Handler ID: CAD982052052				
37	PFAS GW		CA	NE	0.23 / 1,235.78	7	156
38	SWF/LF	Montebello Land &Water Co.	344 East Madison Ave. Montebello CA 90640	NE	0.23 / 1,236.30	7	166

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
Act Opl Status Activity: Active Inert Debris Engineered Fill Operation							
38	HMS LA		344 E MADISON AVE MONTEBELLO CA 90640	NE	0.23 / 1,236.30	7	167
38	HHSS	MONTEBELLO LAND AND WATER CO	344 E. MADISON AVENUE MONTEBELLO CA 90640	NE	0.23 / 1,236.30	7	167
38	CUPA LA COUNTY	MONTEBELLO LAND AND WATER CO	344 E MADISON AVE MONTEBELLO CA 90640	NE	0.23 / 1,236.30	7	167
38	UST SWEEPS	MONTEBELLO LAND & WASTE CO	344 E MADISON AVE MONTEBELLO CA	NE	0.23 / 1,236.30	7	168
C C Status: A19-000-11880 ACTIVE							
39	LUST	ARTS DISPOSAL SERVICES	127 SOUTH VAN NORMAN ROAD MONTEBELLO CA 90640	SE	0.24 / 1,256.61	-24	168
Global ID Status Status Date: T0603738897 COMPLETED - CASE CLOSED 5/24/2004							
39	UST SWEEPS	ED SARKISSIAN RUBBISH CO	127 S VAN NORMAN RD PICO RIVERA CA	SE	0.24 / 1,256.61	-24	170
C C Status: A19-000-7781 ACTIVE Tank ID: 000002, 000001							
40	RCRA NON GEN	RUBBISH HAULERS INC	121 VAN NORMAN RD MONTEBELLO CA 90640	SE	0.24 / 1,258.68	-24	171
EPA Handler ID: CAD046435137							
41	PFAS GW		CA	NE	0.24 / 1,277.07	8	172
42	HMS LA		321 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.25 / 1,293.83	-4	184
42	RCRA NON GEN	SEIDNERS COLLISION CENTER INC- MONTEBELLO	321 W WHITTIER BLVD MONTEBELLO CA 90640-5323	W	0.25 / 1,293.83	-4	184
EPA Handler ID: CAL000304069							
42	CUPA LA COUNTY	SEIDNER'S COLLISION CENTERS-MONTEBELLO	321 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.25 / 1,293.83	-4	185
43	RESPONSE	ROSEN'S ELECTRICAL EQUIPMENT	8226 E. WHITTIER BLVD. PICO RIVERA CA 90660	SE	0.25 / 1,316.27	-26	185
Ester/EPA ID Cleanup Status: 19360068 CERTIFIED / OPERATION & MAINTENANCE AS OF 5/11/2021							
43	CLEANUP SITES	ROSEN ELECTRIC COMPANY	8226 WHITTIER BLVD PICO RIVERA CA 90660	SE	0.25 / 1,316.27	-26	230

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
Status Site Facility Type: OPEN - INACTIVE CLEANUP PROGRAM SITE							
43	LUST	ROSEN'S ELECTRICAL EQUIP CO.	8226 WHITTIER BLVD PICO RIVERA CA 90660	SE	0.25 / 1,316.27	-26	231
Global ID Status Status Date: T0603703059 COMPLETED - CASE CLOSED 2/6/1997							
43	LUR	ROSEN'S ELECTRICAL EQUIPMENT	8226 E. WHITTIER BLVD. PICO RIVERA CA 90660	SE	0.25 / 1,316.27	-26	233
Estor/EPA ID Cleanup Status: 19360068 CERTIFIED / OPERATION & MAINTENANCE AS OF 5/11/2021							
43	HMS LA		8226 WHITTIER BLVD PICO RIVERA CA 90660	SE	0.25 / 1,316.27	-26	277
43	HWSS CLEANUP	ROSEN'S ELECTRICAL EQUIPMENT	8226 E. WHITTIER BLVD. PICO RIVERA CA 90660	SE	0.25 / 1,316.27	-26	278
Estor/EPA ID Cleanup Status: 19360068 CERTIFIED / OPERATION & MAINTENANCE AS OF 5/11/2021							
43	ENVIROSTOR	ROSEN'S ELECTRICAL EQUIPMENT	8226 E. WHITTIER BLVD. PICO RIVERA CA 90660	SE	0.25 / 1,316.27	-26	327
Estor/EPA ID Cleanup Status: 19360068 CERTIFIED / OPERATION & MAINTENANCE AS OF 5/11/2021							
43	CALSITES	ROSEN'S ELECTRICAL EQUIPMENT	8226 E. WHITTIER BLVD. PICO RIVERA CA 90660	SE	0.25 / 1,316.27	-26	371
44	RCRA NON GEN	WASTE SYSTEM, INC	127 VAN NORMAN RD TRUCK UNIT # 39 MONTEBELLO CA 90640 EPA Handler ID: CAR000145177	SE	0.25 / 1,317.83	-24	372
44	RCRA NON GEN	ARTS SPECIAL WASTE INC	127 VAN NORMAN RD BLDG B MONTEBELLO CA 90640 EPA Handler ID: CAR000153189	SE	0.25 / 1,317.83	-24	373
44	RCRA NON GEN	ARTS DISPOSAL SVC INC	127 VAN NORMAN RD MONTEBELLO CA 90640 EPA Handler ID: CAD057335333	SE	0.25 / 1,317.83	-24	374
44	HMS LA		127 VAN NORMAN RD MONTEBELLO CA 906405312	SE	0.25 / 1,317.83	-24	376
44	HHSS	ALL SERVICE DISPOSAL INC	127 VAN NORMAN RD. MONTEBELLO CA 90640	SE	0.25 / 1,317.83	-24	376
44	PCB	ART'S SPECIAL WASTE, INC.	127 VAN NORMAN ROAD MONTEBELLO CA 90640 Site ID: CAR000153189	SE	0.25 / 1,317.83	-24	376
44	PCB	WASTE SYSTEM, INC.	127 VAN NORMAN ROAD MONTEBELLO CA 90640	SE	0.25 / 1,317.83	-24	377

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			Site ID: CAR000145177				
44	EMISSIONS	ATHENS SERVICES	127 VAN NORMAN RD MONTEBELLO CA 90640	SE	0.25 / 1,317.83	-24	377
44	HIST TANK	ALL SERVICE DISPOSAL INC.	127 VAN NORMAN RD. MONTEBELLO CA	SE	0.25 / 1,317.83	-24	378
44	RCRA NON GEN	ATHENS SERVICES	127 VAN NORMAN RD MONTEBELLO CA 90640- 5312 EPA Handler ID: CAL000299255	SE	0.25 / 1,317.83	-24	378
44	CUPA LA COUNTY	ATHENS SERVICES VAN NORMAN	127 VAN NORMAN RD MONTEBELLO CA 90640	SE	0.25 / 1,317.83	-24	379
44	CONTAINER RECY	ARTS DISPOSAL SERVICE	127 VAN NORMAN RD MONTEBELLO CA 90640	SE	0.25 / 1,317.83	-24	379
45	HMS LA		127 S VAN NORMAN RD MONTEBELLO CA 90640	SE	0.25 / 1,318.73	-24	380
46	SWF LA COUNTY	Montebello Land & Water Company	344 E. Madison, Montebello, CA 90640 Montebello CA Status: Active	NE	0.25 / 1,337.47	7	380
47	CERCLIS	ROSENS ELECTRICAL EQUIPMENT	8226 E WHITTIER BLVD PICO RIVERA CA 90660 Site EPA ID: CAD028915635	SE	0.26 / 1,365.98	-26	381
47	CERCLIS NFRAP	ROSENS ELECTRICAL EQUIPMENT	8226 E WHITTIER BLVD PICO RIVERA CA 90660 Site EPA ID: CAD028915635	SE	0.26 / 1,365.98	-26	383
47	SEMS ARCHIVE	ROSENS ELECTRICAL EQUIPMENT	8226 E WHITTIER BLVD PICO RIVERA CA 90660 EPA ID: CAD028915635	SE	0.26 / 1,365.98	-26	384
48	HIST CORTESE	ROSEN'S ELECTRICAL EQUIPMENT	8226 E. WHITTIER BLVD. PICO RIVERA CA 90660	SE	0.26 / 1,391.26	-26	385
49	PFAS GW		CA	NE	0.26 / 1,394.25	-12	385
50	PFAS GW		CA	SW	0.27 / 1,419.02	-11	395

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
51	C&D DEBRIS RECY	MONTEBELLO LAND AND WATER CO.	283 MAIDEN LN MONTEBELLO CA 90640	NE	0.29 / 1,515.24	11	407
52	LUST	LA CO DPW FMD RIO HONDO SPREADING GROUND	600 E RIVERVIEW RD MONTEBELLO CA 90640	SSE	0.29 / 1,529.57	-24	407
Global ID Status Status Date: T10000002832 COMPLETED - CASE CLOSED 8/15/2012							
53	RCRA TSD	THISTLE ROLLER CO INC	209 S VAN NORMAN RD MONTEBELLO CA 90640	SSE	0.32 / 1,680.56	-25	409
EPA Handler ID: CAL000443942							
54	RECYCLING	SAVING EARTH RECYCLING	117 N 5TH ST MONTEBELLO CA 90640	W	0.32 / 1,684.51	-4	410
55	CONTAINER RECY	LEOLARDO TALAMANTES	4650 GRAPE ST PICO RIVERA CA 90660	E	0.35 / 1,854.10	-25	411
56	RCRA TSD	KRAUS CONSTRUCTION	520 & 522 WEST WHITTIER BLVD. MONTEBELLO CA 90640 EPA Handler ID: CAC003016503	W	0.37 / 1,963.49	-5	411
57	DELISTED LST	BAY CITIES CONTAINER CORP.	8315 HANAN WAY PICO RIVERA CA 90660	SSE	0.39 / 2,068.27	-28	412
58	LUST	CHEVRON #9-3545 (FORMER)	200 BEVERLY BLVD E MONTEBELLO CA 90640	NNE	0.44 / 2,320.86	4	412
Global ID Status Status Date: T0603703502 COMPLETED - CASE CLOSED 7/17/1996							
59	LUST	BEVERLY SURGICAL CENTER	105 BEVERLY BLVD. W. MONTEBELLO CA 90640	N	0.44 / 2,337.55	3	414
Global ID Status Status Date: T0603739181 COMPLETED - CASE CLOSED 3/7/2011							
60	RCRA TSD	BANK OF AMERICA	700 WHITTIER BOULEVARD MONTEBELLO CA 90640- 4710 EPA Handler ID: CAC003020639	W	0.45 / 2,400.65	-4	419
61	LUST	RIO HONDO CONVALESCENT HOME	273 E BEVERLY BLVD MONTEBELLO CA 90460- 3775 Global ID Status Status Date: T10000002664 COMPLETED - CASE CLOSED 7/30/2014	NE	0.46 / 2,450.66	5	420
61	UST CLOSURE	Rio Hondo Convalescent Home	273 East Beverly Blvd, Montebello, Los Angeles County CA Claim Case No: Case No. 018504-025999	NE	0.46 / 2,450.66	5	424

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
62	LUST	BEVERLY HOSPITAL	309 BEVERLY BLVD W MONTEBELLO CA 90640	NNW	0.48 / 2,518.02	3	425
Global ID Status Status Date: T0603705176 COMPLETED - CASE CLOSED 11/12/1996							
63	SWF LA COUNTY	Murk BROS. Disposal	5440 Van Norman RD., Pico Rivera, CA 90660 Pico Rivera CA Status: Closed	SSE	0.48 / 2,526.02	-31	427
64	RCRA TSD	VICTOR OROZCO	8339 BEVERLY ROAD PICO RIVERA CA 90660	ENE	0.48 / 2,549.16	-24	427
EPA Handler ID: CAC003013589							
65	LUST	UNION PACIFIC CORPORATION	329 VAN NORMAN RD N MONTEBELLO CA 90640	SSE	0.49 / 2,574.09	-30	428
Global ID Status Status Date: T0603704300 COMPLETED - CASE CLOSED 10/4/1996							
66	SWF LA COUNTY	Van Disposal	8223 Loch Lomond DR., Pico Rivera, CA 90660 Pico Rivera CA Status: Active	SSE	0.50 / 2,616.57	-31	430
67	RECYCLING	SAVING EARTH RECYCLING	623 W OLYMPIC BLVD MONTEBELLO CA 90640	WSW	0.50 / 2,623.80	2	430
67	RECYCLING	SAVING EARTH RECYCLING CENTER	623 W OLYMPIC BLVD MONTEBELLO CA 90640-5229	WSW	0.50 / 2,623.80	2	431
68	ENVIROSTOR	PICO AUTO SALVAGE	8500 WHITTIER BOULEVARD PICO RIVERA CA 90660	ESE	0.55 / 2,894.91	-34	431
EPA ID Status Status Date: 60002082 INACTIVE - NEEDS EVALUATION AS OF 8/31/2014							
69	ENVIROSTOR	SOS METALS	8526 WHITTIER BLVD. PICO RIVERA CA 90660	ESE	0.60 / 3,183.58	-30	432
EPA ID Status Status Date: 19340796 REFER: 1248 LOCAL AGENCY AS OF 7/16/2001							
70	MRDS	SIMONS BRICK CO.- MONTEBELLO PLANT	LOS ANGELES COUNTY MONTEBELLO CA 90640	WSW	0.76 / 4,028.43	-4	433
Dep ID: 10212507							
71	NPL	OPERATING INDUSTRIES, INC., LANDFILL	900 N POTRERO GRANDE DR MONTEREY PARK CA 91754	NNW	0.96 / 5,046.88	90	433
EPA ID: CAT080012024							

Executive Summary: Summary by Data Source

Standard

Federal

NPL - National Priority List

A search of the NPL database, dated Aug 25, 2021 has found that there are 1 NPL site(s) within approximately 1.00 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
OPERATING INDUSTRIES, INC., LANDFILL	900 N POTRERO GRANDE DR MONTEREY PARK CA 91754	NNW	0.96 / 5,046.88	71
<i>EPA ID: CAT080012024</i>				

SEMS ARCHIVE - SEMS List 8R Archive Sites

A search of the SEMS ARCHIVE database, dated Jul 29, 2021 has found that there are 1 SEMS ARCHIVE site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ROSENS ELECTRICAL EQUIPMENT	8226 E WHITTIER BLVD PICO RIVERA CA 90660	SE	0.26 / 1,365.98	47
<i>EPA ID: CAD028915635</i>				

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

A search of the CERCLIS database, dated Oct 25, 2013 has found that there are 1 CERCLIS site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ROSENS ELECTRICAL EQUIPMENT	8226 E WHITTIER BLVD PICO RIVERA CA 90660	SE	0.26 / 1,365.98	47
<i>Site EPA ID: CAD028915635</i>				

CERCLIS NFRAP - CERCLIS - No Further Remedial Action Planned

A search of the CERCLIS NFRAP database, dated Oct 25, 2013 has found that there are 1 CERCLIS NFRAP site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ROSENS ELECTRICAL EQUIPMENT	8226 E WHITTIER BLVD PICO RIVERA CA 90660	SE	0.26 / 1,365.98	47
<i>Site EPA ID: CAD028915635</i>				

RCRA TSD - RCRA non-CORRACTS TSD Facilities

A search of the RCRA TSD database, dated Jun 14, 2021 has found that there are 5 RCRA TSD site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
PRECISE AUTO RECON INC	221 1/2 W WHITTIER BLVD MONTEBELLO CA 90640 <i>EPA Handler ID: CAL000445172</i>	W	0.15 / 804.60	16
 <u>Lower Elevation</u>	 <u>Address</u>	 <u>Direction</u>	 <u>Distance (mi/ft)</u>	 <u>Map Key</u>
THISTLE ROLLER CO INC	209 S VAN NORMAN RD MONTEBELLO CA 90640 <i>EPA Handler ID: CAL000443942</i>	SSE	0.32 / 1,680.56	53
KRAUS CONSTRUCTION	520 & 522 WEST WHITTIER BLVD. MONTEBELLO CA 90640 <i>EPA Handler ID: CAC003016503</i>	W	0.37 / 1,963.49	56
BANK OF AMERICA	700 WHITTIER BOULEVARD MONTEBELLO CA 90640-4710 <i>EPA Handler ID: CAC003020639</i>	W	0.45 / 2,400.65	60
VICTOR OROZCO	8339 BEVERLY ROAD PICO RIVERA CA 90660 <i>EPA Handler ID: CAC003013589</i>	ENE	0.48 / 2,549.16	64

RCRA SQG - RCRA Small Quantity Generators List

A search of the RCRA SQG database, dated Jun 14, 2021 has found that there are 4 RCRA SQG site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MONTEBELLO USD FREMONT ELEMENTARY SCHL	200 W MADISON MONTEBELLO CA 90640 <i>EPA Handler ID: CAD982052052</i>	NNW	0.23 / 1,235.30	36
 <u>Lower Elevation</u>	 <u>Address</u>	 <u>Direction</u>	 <u>Distance (mi/ft)</u>	 <u>Map Key</u>
W G IUGALS	140 E WHITTIER BLVD MONTEBELLO CA 90640 <i>EPA Handler ID: CAR000082594</i>	S	0.03 / 159.73	1
AMKO TRANSMISSION	121 E WHITTIER BLVD MONTEBELLO CA 90640 <i>EPA Handler ID: CAD982323396</i>	SW	0.05 / 243.31	4
OSTROM CHEVROLET	310 W WHITTIER BLVD MONTEBELLO CA 90640 <i>EPA Handler ID: CAD981685621</i>	W	0.22 / 1,187.10	32

RCRA NON GEN - RCRA Non-Generators

A search of the RCRA NON GEN database, dated Jun 14, 2021 has found that there are 21 RCRA NON GEN site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
PRECISE AUTO RECON INC	221 1/2 W WHITTIER BLVD MONTEBELLO CA 90640 <i>EPA Handler ID: CAL000445172</i>	W	0.15 / 804.60	<u>16</u>
EXECUTIVE AUTO RECONDITIONING	221 1/2 W WHITTIER BLVD MONTEBELLO CA 92640 <i>EPA Handler ID: CAL000432016</i>	W	0.15 / 804.60	<u>16</u>
AUGUSTIN MARES	109 W FREEMONT SQUARE MONTEBELLO CA 90640 <i>EPA Handler ID: CAC003084957</i>	NW	0.17 / 879.65	<u>17</u>
SAM LAY	201 N. 3RD STREET MONTEBELLO CA 90640 <i>EPA Handler ID: CAC003111277</i>	WNW	0.21 / 1,094.69	<u>25</u>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MEINEKE CAR CARE CENTER #2432	121 E WHITTIER BLVD STE A MONTEBELLO CA 90640 <i>EPA Handler ID: CAL000394673</i>	SW	0.05 / 243.31	<u>4</u>
MEINEKE CAR CARE CENTER	121 E WHITTIER BLVD UNIT A MONTEBELLO CA 90640 <i>EPA Handler ID: CAC002993977</i>	SW	0.05 / 243.31	<u>4</u>
GAALIYAH LLC DBA MEINEKE CAR CARE CENTER	121 E WHITTIER BLVD STE A MONTEBELLO CA 90640 <i>EPA Handler ID: CAL000442110</i>	SW	0.05 / 243.31	<u>4</u>
SERV-WEL DISPOSAL SERVICE	132 E. WHITTIER BLVD MONTEBELLO CA 90640 <i>EPA Handler ID: CAD045522976</i>	S	0.05 / 244.45	<u>6</u>
LA COUNTY, IVY STREET PP	232 E WHITTIER BLVD MONTEBELLO CA 90640-0000 <i>EPA Handler ID: CAL000206248</i>	SE	0.12 / 653.33	<u>12</u>
HK AUTO SALVAGE INC	247 E WHITTIER BLVD MONTEBELLO CA 90640-5317 <i>EPA Handler ID: CAL000343209</i>	SE	0.14 / 738.01	<u>13</u>
CARINA AUTO CENTER INC	259 E WHITTIER BLVD MONTEBELLO CA 90640 <i>EPA Handler ID: CAL000459241</i>	SE	0.17 / 911.27	<u>18</u>
PUBLIC STORAGE 20290	240 E WHITTIER BLVD MONTEBELLO CA 90640 <i>EPA Handler ID: CAC002991733</i>	SE	0.17 / 920.19	<u>19</u>
CARINA AUTO CENTER INC	107 VAN NORMAN RD MONTEBELLO CA 90640	SE	0.22 / 1,169.33	<u>29</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
EPA Handler ID: CAL000450298				
MONTEBELLO AUTO GROUP LLC DBA CHEVROLET OF MONTEBELLO	310 W WHITTIER BLVD MONTEBELLO CA 90640-5324	W	0.22 / 1,187.10	32
EPA Handler ID: CAL000351998				
DYNAMIC AUTO IMAGES/MONTEBELLO CHEVROLET	310 W WHITTIER BLVD MONTEBELLO CA 90640-5324	W	0.22 / 1,187.10	32
EPA Handler ID: CAL000364960				
RUBBISH HAULERS INC	121 VAN NORMAN RD MONTEBELLO CA 90640	SE	0.24 / 1,258.68	40
EPA Handler ID: CAD046435137				
SEIDNERS COLLISION CENTER INC- MONTEBELLO	321 W WHITTIER BLVD MONTEBELLO CA 90640-5323	W	0.25 / 1,293.83	42
EPA Handler ID: CAL000304069				
WASTE SYSTEM, INC	127 VAN NORMAN RD TRUCK UNIT # 39 MONTEBELLO CA 90640	SE	0.25 / 1,317.83	44
EPA Handler ID: CAR000145177				
ARTS SPECIAL WASTE INC	127 VAN NORMAN RD BLDG B MONTEBELLO CA 90640	SE	0.25 / 1,317.83	44
EPA Handler ID: CAR000153189				
ARTS DISPOSAL SVC INC	127 VAN NORMAN RD MONTEBELLO CA 90640	SE	0.25 / 1,317.83	44
EPA Handler ID: CAD057335333				
ATHENS SERVICES	127 VAN NORMAN RD MONTEBELLO CA 90640-5312	SE	0.25 / 1,317.83	44
EPA Handler ID: CAL000299255				

State

RESPONSE - State Response Sites

A search of the RESPONSE database, dated Jun 14, 2021 has found that there are 1 RESPONSE site(s) within approximately 1.00 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ROSEN'S ELECTRICAL EQUIPMENT	8226 E. WHITTIER BLVD. PICO RIVERA CA 90660	SE	0.25 / 1,316.27	43
Estor/EPA ID Cleanup Status: 19360068 CERTIFIED / OPERATION & MAINTENANCE AS OF 5/11/2021				

ENVIROSTOR - EnviroStor Database

A search of the ENVIROSTOR database, dated Jun 14, 2021 has found that there are 3 ENVIROSTOR site(s) within approximately 1.00 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ROSEN'S ELECTRICAL EQUIPMENT	8226 E. WHITTIER BLVD. PICO RIVERA CA 90660	SE	0.25 / 1,316.27	43
<i>Estor/EPA ID Cleanup Status: 19360068 CERTIFIED / OPERATION & MAINTENANCE AS OF 5/11/2021</i>				
PICO AUTO SALVAGE	8500 WHITTIER BOULEVARD PICO RIVERA CA 90660	ESE	0.55 / 2,894.91	68
<i>Estor/EPA ID Cleanup Status: 60002082 INACTIVE - NEEDS EVALUATION AS OF 8/31/2014</i>				
SOS METALS	8526 WHITTIER BLVD. PICO RIVERA CA 90660	ESE	0.60 / 3,183.58	69
<i>Estor/EPA ID Cleanup Status: 19340796 REFER: 1248 LOCAL AGENCY AS OF 7/16/2001</i>				

SWF/LF - Solid Waste Information System (SWIS)

A search of the SWF/LF database, dated Jul 20, 2021 has found that there are 1 SWF/LF site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Montebello Land &Water Co.	344 East Madison Ave. Montebello CA 90640	NE	0.23 / 1,236.30	38
<i>Act Opl Status Activity: Active Inert Debris Engineered Fill Operation</i>				

C&D DEBRIS RECY - Construction and Demolition Debris Recyclers

A search of the C&D DEBRIS RECY database, dated Jun 20, 2018 has found that there are 1 C&D DEBRIS RECY site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MONTEBELLO LAND AND WATER CO.	283 MAIDEN LN MONTEBELLO CA 90640	NE	0.29 / 1,515.24	51

RECYCLING - Recycling Centers

A search of the RECYCLING database, dated Nov 2, 2020 has found that there are 5 RECYCLING site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ANDRADE RECYCLING INC	101 W WHITTIER BLVD MONTEBELLO CA 90640	WSW	0.09 / 465.48	10
SAVING EARTH RECYCLING	623 W OLYMPIC BLVD MONTEBELLO CA 90640	WSW	0.50 / 2,623.80	67
SAVING EARTH RECYCLING CENTER	623 W OLYMPIC BLVD MONTEBELLO CA 90640-5229	WSW	0.50 / 2,623.80	67

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ECONOMY AUTO SALVAGE INC	247 E WHITTIER BLVD MONTEBELLO CA 90640	SE	0.14 / 738.01	13
SAVING EARTH RECYCLING	117 N 5TH ST MONTEBELLO CA 90640	W	0.32 / 1,684.51	54

CONTAINER RECY - Listing of Certified Dropoff, Collection, and Community Service Programs

A search of the CONTAINER RECY database, dated Dec 16, 2020 has found that there are 3 CONTAINER RECY site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
LUIS MARINES	241 E FREMONT SQ MONTEBELLO CA 90640	NE	0.14 / 762.58	14

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ARTS DISPOSAL SERVICE	127 VAN NORMAN RD MONTEBELLO CA 90640	SE	0.25 / 1,317.83	44
LEOLARDO TALAMANTES	4650 GRAPE ST PICO RIVERA CA 90660	E	0.35 / 1,854.10	55

LDS - Land Disposal Sites

A search of the LDS database, dated Jun 22, 2021 has found that there are 1 LDS site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MONTEBELLO LAND & WATER CO. LANDFILL	344 Madison MONTEBELLO CA 90640	NE	0.21 / 1,085.82	24

LUST - Leaking Underground Fuel Tank Reports

A search of the LUST database, dated Jun 22, 2021 has found that there are 13 LUST site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CHEVRON #9-3545 (FORMER)	200 BEVERLY BLVD E MONTEBELLO CA 90640	NNE	0.44 / 2,320.86	58
Global ID Status Status Date: T0603703502 COMPLETED - CASE CLOSED 7/17/1996				
BEVERLY SURGICAL CENTER	105 BEVERLY BLVD. W. MONTEBELLO CA 90640	N	0.44 / 2,337.55	59

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Global ID Status Status Date: T0603739181 COMPLETED - CASE CLOSED 3/7/2011				
RIO HONDO CONVALESCENT HOME	273 E BEVERLY BLVD MONTEBELLO CA 90460-3775	NE	0.46 / 2,450.66	61
Global ID Status Status Date: T10000002664 COMPLETED - CASE CLOSED 7/30/2014				
BEVERLY HOSPITAL	309 BEVERLY BLVD W MONTEBELLO CA 90640	NNW	0.48 / 2,518.02	62
Global ID Status Status Date: T0603705176 COMPLETED - CASE CLOSED 11/12/1996				
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
RECYCLED COMMODITIES INC	140 WHITTIER BLVD E MONTEBELLO CA 90640	S	0.03 / 159.73	1
Global ID Status Status Date: T0603704028 COMPLETED - CASE CLOSED 11/30/1999				
ARCO #152	101 WHITTIER BLVD. E. MONTEBELLO CA 90640	WSW	0.07 / 393.47	9
Global ID Status Status Date: T0603771386 COMPLETED - CASE CLOSED 12/6/2004				
ARCO #0152	101 WHITTIER BLVD E MONTEBELLO CA 90640	WSW	0.07 / 393.47	9
Global ID Status Status Date: T0603703900 COMPLETED - CASE CLOSED 7/12/1996				
UNOCAL #0854 (FORMER)	318 WHITTIER BLVD W MONTEBELLO CA 90640	W	0.21 / 1,115.70	27
Global ID Status Status Date: T0603703551 COMPLETED - CASE CLOSED 9/10/1996				
OSTROM CHEVROLET	310 WEST WHITTIER BOULEVARD MONTEBELLO CA 90640	W	0.22 / 1,187.10	32
Global ID Status Status Date: T10000000135 COMPLETED - CASE CLOSED 6/16/2009				
ARTS DISPOSAL SERVICES	127 SOUTH VAN NORMAN ROAD MONTEBELLO CA 90640	SE	0.24 / 1,256.61	39
Global ID Status Status Date: T0603738897 COMPLETED - CASE CLOSED 5/24/2004				
ROSEN'S ELECTRICAL EQUIP CO.	8226 WHITTIER BLVD PICO RIVERA CA 90660	SE	0.25 / 1,316.27	43
Global ID Status Status Date: T0603703059 COMPLETED - CASE CLOSED 2/6/1997				
LA CO DPW FMD RIO HONDO SPREADING GROUND	600 E RIVERVIEW RD MONTEBELLO CA 90640	SSE	0.29 / 1,529.57	52
Global ID Status Status Date: T10000002832 COMPLETED - CASE CLOSED 8/15/2012				
UNION PACIFIC CORPORATION	329 VAN NORMAN RD N MONTEBELLO CA 90640	SSE	0.49 / 2,574.09	65
Global ID Status Status Date: T0603704300 COMPLETED - CASE CLOSED 10/4/1996				

DELISTED LST - Delisted Leaking Storage Tanks

A search of the DELISTED LST database, dated Jun 22, 2021 has found that there are 1 DELISTED LST site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
BAY CITIES CONTAINER CORP.	8315 HANAN WAY PICO RIVERA CA 90660	SSE	0.39 / 2,068.27	57

UST CLOSURE - Proposed Closure of Underground Storage Tank Cases

A search of the UST CLOSURE database, dated May 5, 2021 has found that there are 1 UST CLOSURE site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Rio Hondo Convalescent Home	273 East Beverly Blvd, Montebello, Los Angeles County CA <i>Claim Case No: Case No. 018504-025999</i>	NE	0.46 / 2,450.66	61

HHSS - Historical Hazardous Substance Storage Information Database

A search of the HHSS database, dated Aug 27, 2015 has found that there are 9 HHSS site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MONTEBELLO LAND AND WATER CO	344 E. MADISON AVENUE MONTEBELLO CA 90640	NE	0.23 / 1,236.30	38

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
RECYCLED COMMODITIES INC	140 E. WHITTIER BLVD. MONTEBEL MONTEBELLO CA 90640	S	0.03 / 159.73	1
AAMCO TRANSMISSIONS	121 E. WHITTIER BLVD. MONTEBELLO CA 90640	SW	0.05 / 243.31	4
MKRTICH MKRTICHYAN	101 E WHITTIER BLVD MONTEBELLO CA 90640	WSW	0.06 / 340.07	8
BORDEN METAL PRODUCTS	310 W. WHITTIER BOULEVARD SANTA FE SPRINGS RD. SANTA FE SPRINGS CA 90670	W	0.20 / 1,044.55	23
OSTROM CHEVROLET	310 W. WHITTIER BOULEVARD MONTEBELLO CA 90640	W	0.23 / 1,194.41	33
SERVICE STATION 0854	318 W WHITTER BLVD MONTEBELLO CA 90640	W	0.23 / 1,221.17	34

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
UNION OIL SERVICE STATION 085	318 WEST WHITTER BLVD. MONTEBELLO CA 90640	W	0.23 / 1,221.17	34
ALL SERVICE DISPOSAL INC	127 VAN NORMAN RD. MONTEBELLO CA 90640	SE	0.25 / 1,317.83	44

UST SWEEPS - Statewide Environmental Evaluation and Planning System

A search of the UST SWEEPS database, dated Oct 1, 1994 has found that there are 9 UST SWEEPS site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MONTEBELLO LAND & WASTE CO	344 E MADISON AVE MONTEBELLO CA	NE	0.23 / 1,236.30	38
C C Status: A19-000-11880 ACTIVE				

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
RECYCLED COMMODITIES INC	140 E WHITTIER BLVD MONTEBELLO CA	S	0.03 / 159.73	1
C C Status: A19-000-13031 ACTIVE Tank ID: 000003, 000001, 000002, 000004				
GEORGE RAYMOND CO	125 E WHITTIER BLVD MONTEBELLO CA	SSW	0.04 / 236.86	3
C C Status: A19-000-10183 ACTIVE				
PFI COMPANY	121 E WHITTIER BLVD MONTEBELLO CA	SW	0.05 / 243.31	4
C C Status: A19-000-14765 ACTIVE				
ARCO PETROLEUM PROD CO # 0152	101 E WHITTIER BLVD MONTEBELLO CA	WSW	0.06 / 340.07	8
C C Status: A19-000-12043 ACTIVE Tank ID: 000001, 000009, 000004, 000003, 000006, 000008, 000007, 000005, 000002				
UNOCAL CORP SS 0854	318 W WHITTIER BLVD MONTEBELLO CA	W	0.21 / 1,115.70	27
C C Status: A19-000-9995 ACTIVE Tank ID: 000001, 000002, 000003				
OSTROM CHEVROLET	307 W WHITTIER BLVD MONTEBELLO CA	W	0.22 / 1,183.14	30
C C Status: A19-000-16471 ACTIVE Tank ID: 000001				
OSTROM CHEVROLET	310 W WHITTIER BLVD MONTEBELLO CA	W	0.22 / 1,187.10	32
C C Status: A19-000-9732 ACTIVE Tank ID: 000001, 000002				

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ED SARKISSIAN RUBBISH CO	127 S VAN NORMAN RD PICO RIVERA CA	SE	0.24 / 1,256.61	39
C C Status: A19-000-7781 ACTIVE Tank ID: 000002, 000001				

DELISTED TNK - Delisted Storage Tanks

A search of the DELISTED TNK database, dated Sep 13, 2021 has found that there are 1 DELISTED TNK site(s) within approximately 0.25 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ARCO PRODUCTS #00152	101 E WHITTIER BLVD MONTEBELLO CA 90640	WSW	0.06 / 340.07	8

CERS TANK - California Environmental Reporting System (CERS) Tanks

A search of the CERS TANK database, dated Sep 24, 2021 has found that there are 1 CERS TANK site(s) within approximately 0.25 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CHEVROLET OF MONTEBELLO	310 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.22 / 1,187.10	32
Site ID: 104742				

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 8 HIST TANK site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MONTEBELLO LAND & WATER CO.	344 E. MADISON AVENUE MONTEBELLO CA	NE	0.21 / 1,094.74	26

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
RECYCLED COMMODITIES, INC.	140 E. WHITTIER BLVD. MONTEBEL MONTEBELLO CA	S	0.03 / 159.73	1
AAMCO TRANSMISSIONS	121 E. WHITTIER BLVD. MONTEBELLO CA	SW	0.05 / 243.96	5
MKRTICH MKRTCHYAN	101 E WHITTIER BLVD MONTEBELLO CA CA	WSW	0.06 / 340.07	8
SERVICE STATION 0854	318 W WHITTIER BLVD MONTEBELLO CA	W	0.21 / 1,115.70	27

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
OSTROM CHEVROLET	310 W. WHITTIER BOULEVARD MONTEBELLO CA	W	0.23 / 1,194.41	33
UNION OIL SERVICE STATION #085	318 WEST WHITTIER BLVD. MONTEBELLO CA	W	0.23 / 1,221.17	34
ALL SERVICE DISPOSAL INC.	127 VAN NORMAN RD. MONTEBELLO CA	SE	0.25 / 1,317.83	44

LUR - Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions

A search of the LUR database, dated Jun 14, 2021 has found that there are 1 LUR site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ROSEN'S ELECTRICAL EQUIPMENT	8226 E. WHITTIER BLVD. PICO RIVERA CA 90660	SE	0.25 / 1,316.27	43

Estor/EPA ID | Cleanup Status: 19360068 | CERTIFIED / OPERATION & MAINTENANCE AS OF 5/11/2021

CALSITES - CALSITES Database

A search of the CALSITES database, dated May 1, 2004 has found that there are 1 CALSITES site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ROSEN'S ELECTRICAL EQUIPMENT	8226 E. WHITTIER BLVD. PICO RIVERA CA 90660	SE	0.25 / 1,316.27	43

CLEANUP SITES - GeoTracker Cleanup Program Sites

A search of the CLEANUP SITES database, dated Jun 22, 2021 has found that there are 3 CLEANUP SITES site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
NO NAME	116 E. WHITTIER MONTEBELLO CA 90640	SW	0.04 / 220.42	2
Status Site Facility Type: OPEN - INACTIVE CLEANUP PROGRAM SITE				
RECYCLED COMMODITIES	132 E. WHITTIER BLVD. MONTEBELLO CA 90640	S	0.05 / 244.45	6
Status Site Facility Type: COMPLETED - CASE CLOSED CLEANUP PROGRAM SITE				
ROSEN ELECTRIC COMPANY	8226 WHITTIER BLVD PICO RIVERA CA 90660	SE	0.25 / 1,316.27	43
Status Site Facility Type: OPEN - INACTIVE CLEANUP PROGRAM SITE				

County

SWF LA COUNTY - Los Angeles County - Solid Waste Sites

A search of the SWF LA COUNTY database, dated Jun 18, 2021 has found that there are 4 SWF LA COUNTY site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Montebello Land & Water Company	344 E. Madison, Montebello, CA 90640 Montebello CA <i>Status: Active</i>	NE	0.25 / 1,337.47	46
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
DAngelus Disposal	140 E. Whittier Blvd., Montebello, CA 90640 Montebello CA <i>Status: Closed</i>	S	0.03 / 159.73	1
Murk BROS. Disposal	5440 Van Norman RD., Pico Rivera, CA 90660 Pico Rivera CA <i>Status: Closed</i>	SSE	0.48 / 2,526.02	63
Van Disposal	8223 Loch Lomond DR., Pico Rivera, CA 90660 Pico Rivera CA <i>Status: Active</i>	SSE	0.50 / 2,616.57	66

CUPA LA COUNTY - Los Angeles County - CUPA Program Records

A search of the CUPA LA COUNTY database, dated Mar 25, 2020 has found that there are 18 CUPA LA COUNTY site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
PARTY WAREHOUSE	109 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.10 / 529.39	11
NEW LIFE AUTOMOTIVE	221 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.15 / 800.26	15
MONTEBELLO LAND AND WATER CO	344 E MADISON AVE MONTEBELLO CA 90640	NE	0.23 / 1,236.30	38
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
INGALLS CONVEYORS INC	140 E WHITTIER BLVD MONTEBELLO CA 90640	S	0.03 / 159.73	1
RICKS BODY SHOP	121 E WHITTIER BLVD MONTEBELLO CA 90640	SW	0.05 / 243.31	4

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
IAN AUTO SERVICE CENTER	121 E WHITTIER BLVD AB MONTEBELLO CA 90640	SW	0.05 / 243.96	<u>5</u>
A RENT-A-BIN	132 E WHITTIER BLVD MONTEBELLO CA 90640	S	0.05 / 244.45	<u>6</u>
MONTEBELLO TEST ONLY CTR	111 E WHITTIER BLVD MONTEBELLO CA 90640	WSW	0.05 / 265.11	<u>7</u>
ARCO #0152 AMPM	101 E WHITTIER BLVD MONTEBELLO CA 90640	WSW	0.06 / 340.07	<u>8</u>
H K AUTO SALVAGE	247 E WHITTIER BLVD MONTEBELLO CA 90640	SE	0.14 / 738.01	<u>13</u>
CARINA AUTO CENTER INC	259 E WHITTIER BLVD MONTEBELLO CA 90640	SE	0.17 / 911.27	<u>18</u>
NASA DISPOSAL SERVICE	259 E WHITTIER BLVD MONTEBELLO CA 90640	SE	0.17 / 911.27	<u>18</u>
MY AUTO CENTER	255 E WHITTIER BLVD MONTEBELLO CA 90640	SE	0.20 / 1,030.97	<u>21</u>
T-MOBILE WEST SITE ID#LA13109B	308 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.22 / 1,155.67	<u>28</u>
CARINA AUTO CENTER INC	107 VAN NORMAN RD MONTEBELLO CA 90640	SE	0.22 / 1,169.33	<u>29</u>
CHEVROLET OF MONTEBELLO	310 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.22 / 1,187.10	<u>32</u>
SEIDNER'S COLLISION CENTERS-MONTEBELLO	321 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.25 / 1,293.83	<u>42</u>
ATHENS SERVICES VAN NORMAN	127 VAN NORMAN RD MONTEBELLO CA 90640	SE	0.25 / 1,317.83	<u>44</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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HMS LA - Los Angeles County - HMS List

A search of the HMS LA database, dated Nov 5, 2020 has found that there are 12 HMS LA site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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344 E MADISON AVE MONTEBELLO CA 90640	NE	0.23 / 1,236.30	<u>38</u>
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<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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140 E WHITTIER BLVD MONTEBELLO CA 90640	S	0.03 / 159.73	<u>1</u>
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125 E WHITTIER BLVD MONTEBELLO CA 90640	SSW	0.04 / 236.86	<u>3</u>
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121 E WHITTIER BLVD MONTEBELLO CA 90640	SW	0.05 / 243.31	<u>4</u>
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101 E WHITTIER BLVD MONTEBELLO CA 90640	WSW	0.06 / 340.07	<u>8</u>
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318 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.21 / 1,115.70	<u>27</u>
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307 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.22 / 1,183.14	<u>30</u>
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310 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.22 / 1,187.10	<u>32</u>
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321 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.25 / 1,293.83	<u>42</u>
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8226 WHITTIER BLVD PICO RIVERA CA 90660	SE	0.25 / 1,316.27	<u>43</u>
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<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
	127 VAN NORMAN RD MONTEBELLO CA 906405312	SE	0.25 / 1,317.83	44
	127 S VAN NORMAN RD MONTEBELLO CA 90640	SE	0.25 / 1,318.73	45

Non Standard

Federal

MRDS - Mineral Resource Data System

A search of the MRDS database, dated Mar 15, 2006 has found that there are 1 MRDS site(s) within approximately 1.00 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
SIMONS BRICK CO.- MONTEBELLO PLANT	LOS ANGELES COUNTY MONTEBELLO CA 90640	WSW	0.76 / 4,028.43	70
<i>Dep ID: 10212507</i>				

PCB - Polychlorinated Biphenyl (PCB) Notifiers

A search of the PCB database, dated Nov 19, 2020 has found that there are 2 PCB site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ART'S SPECIAL WASTE, INC.	127 VAN NORMAN ROAD MONTEBELLO CA 90640	SE	0.25 / 1,317.83	44
<i>Site ID: CAR000153189</i>				
WASTE SYSTEM, INC.	127 VAN NORMAN ROAD MONTEBELLO CA 90640	SE	0.25 / 1,317.83	44
<i>Site ID: CAR000145177</i>				

State

PFAS GW - PFOA/PFOS Groundwater

A search of the PFAS GW database, dated Oct 22, 2020 has found that there are 6 PFAS GW site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
	CA	NE	0.20 / 1,040.36	22
	CA	NE	0.22 / 1,185.21	31

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
	CA	NE	0.23 / 1,235.78	37
	CA	NE	0.24 / 1,277.07	41
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
	CA	NE	0.26 / 1,394.25	49
	CA	SW	0.27 / 1,419.02	50

HWSS CLEANUP - Hazardous Waste and Substances Site List - Site Cleanup

A search of the HWSS CLEANUP database, dated May 20, 2021 has found that there are 1 HWSS CLEANUP site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ROSEN'S ELECTRICAL EQUIPMENT	8226 E. WHITTIER BLVD. PICO RIVERA CA 90660	SE	0.25 / 1,316.27	43

Estor/EPA ID | Cleanup Status: 19360068 | CERTIFIED / OPERATION & MAINTENANCE AS OF 5/11/2021

HIST CORTESE - Historical Cortese List

A search of the HIST CORTESE database, dated Nov 13, 2008 has found that there are 1 HIST CORTESE site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ROSEN'S ELECTRICAL EQUIPMENT	8226 E. WHITTIER BLVD. PICO RIVERA CA 90660	SE	0.26 / 1,391.26	48

CERS HAZ - California Environmental Reporting System (CERS) Hazardous Waste Sites

A search of the CERS HAZ database, dated Sep 24, 2021 has found that there are 2 CERS HAZ site(s) within approximately 0.12 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
PARTY WAREHOUSE	109 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.10 / 529.39	11

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Meineke Car Care Center	121 E WHITTIER BLVD STE A MONTEBELLO CA 90640	SW	0.05 / 243.31	4

EMISSIONS - Toxic Pollutant Emissions Facilities

A search of the EMISSIONS database, dated Dec 31, 2019 has found that there are 8 EMISSIONS site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MONTEBELLO LAND & WATER CO	344 EMADISON MONTEBELLO CA 90640	NE	0.21 / 1,085.82	24

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
JIMMY'S FAMOUS SUPERBURGERS	201 W WHITTIER BLVD MONTEBELLO CA 96640	W	0.18 / 972.40	20

MY AUTO CENTER	255 E WHITTIER BLVD MONTEBELLO CA 90640	SE	0.20 / 1,030.97	21
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CARINA AUTO CENTER	107 VAN NORMAN RD MONTEBELLO CA 90640	SE	0.22 / 1,169.33	29
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SEIDNER'S COLLISION CENTERS-MONTEBELLO	307 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.22 / 1,183.14	30
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OSTROM CHEVROLET	310 W WHITTIER BL MONTEBELLO CA 90640	W	0.23 / 1,194.41	33
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ATLAS WIRE & CABLE, ROSEN ELEC	133 S VAN NORMAN MONTEBELLO CA 90640	SSE	0.23 / 1,226.36	35
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ATHENS SERVICES	127 VAN NORMAN RD MONTEBELLO CA 90640	SE	0.25 / 1,317.83	44
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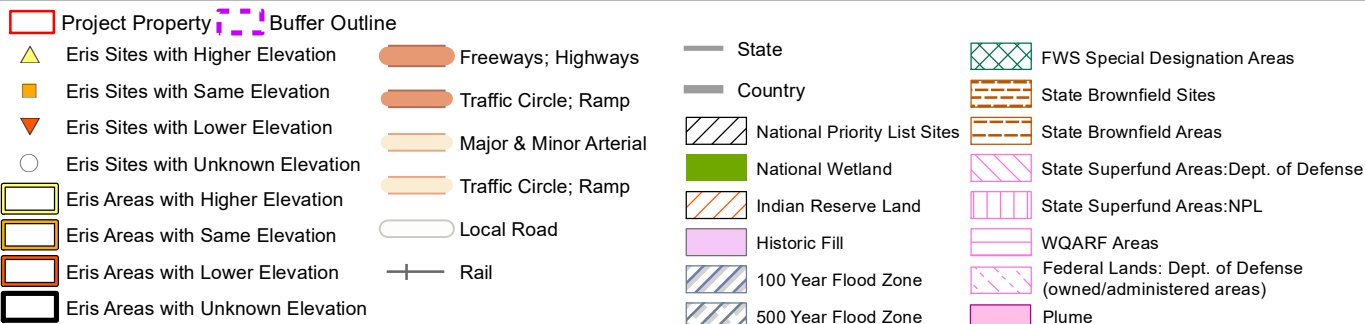




Map: 0.5 Mile Radius

Order Number: 21102102250

Address: 116 N Poplar Ave, Montebello, CA

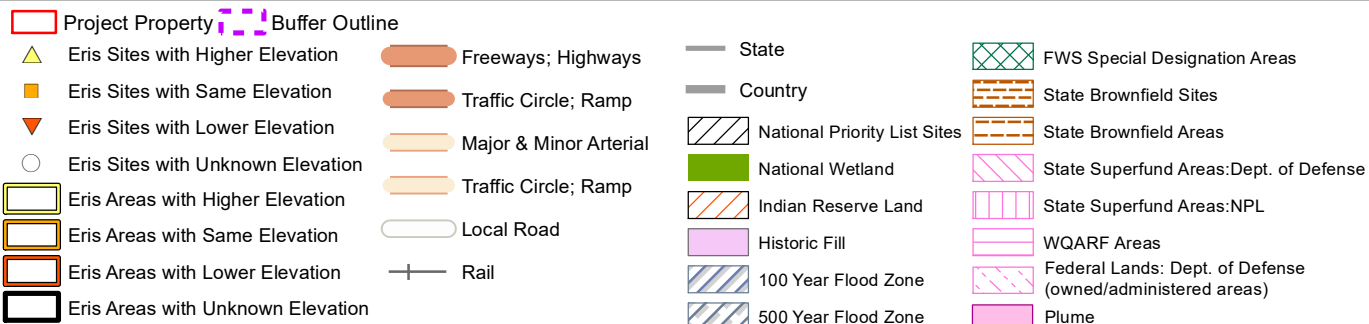




Map: 0.25 Mile Radius

Order Number: 21102102250

Address: 116 N Poplar Ave, Montebello, CA



118°6'30"W

118°6'W

118°5'30"W

34°1'N

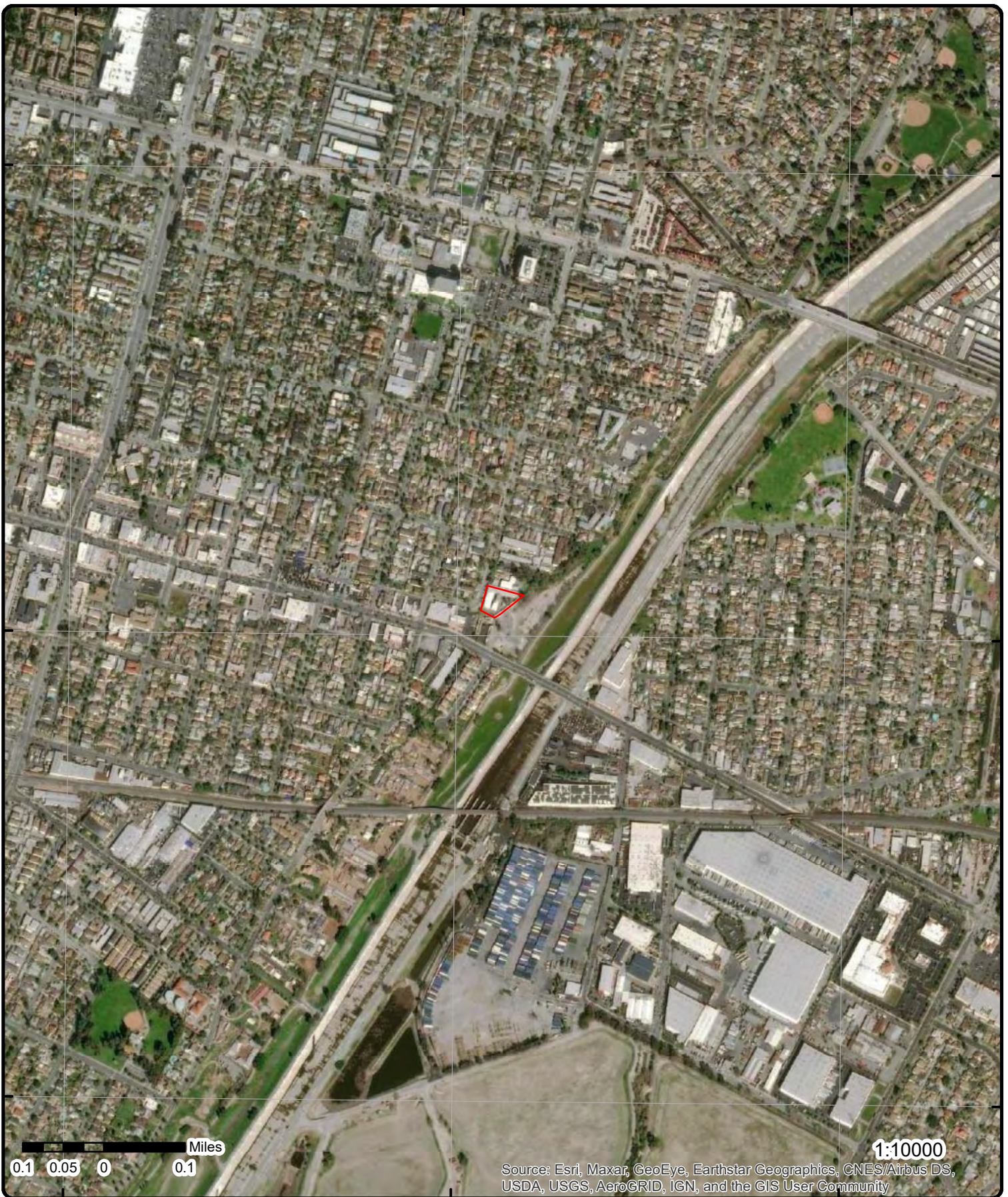
34°1'N

34°0'30"N

34°0'30"N

34°0'N

34°0'N



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

1:10000

Aerial Year: 2020

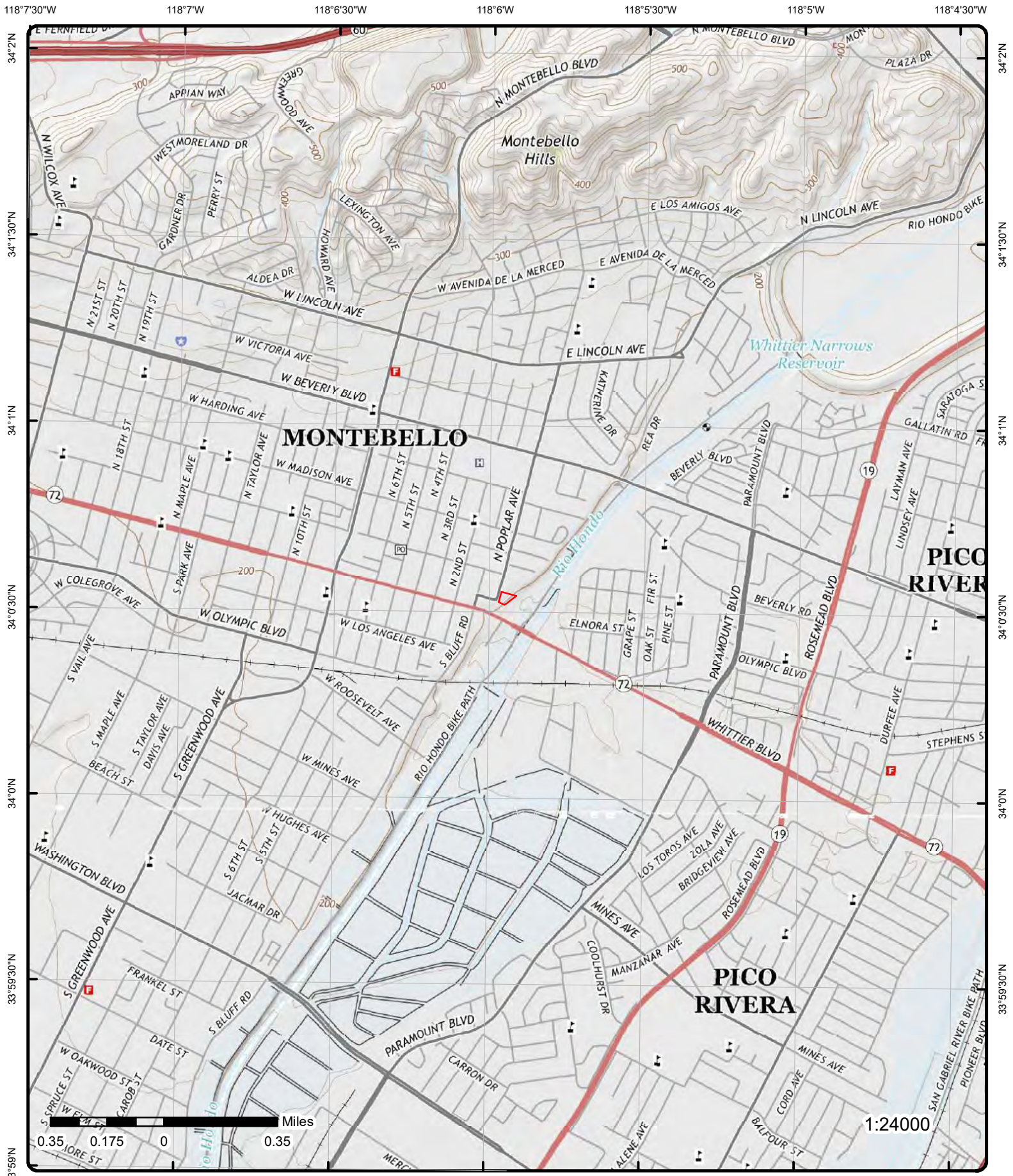
Address: 116 N Poplar Ave, Montebello, CA

Source: ESRI World Imagery

Order Number: 21102102250



© ERIS Information Inc.



Topographic Map

Year: 2015

Order Number: 21102102250

Address: 116 N Poplar Ave, CA



Quadrangle(s): El Monte, CA; Whittier, CA; South Gate, CA; Los Angeles, CA

© ERIS Information Inc.

Source: USGS Topographic Map

Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of 8	S	0.03 / 159.73	188.51 / -18	W G IUGALS 140 E WHITTIER BLVD MONTEBELLO CA 90640	RCRA SQG

EPA Handler ID: CAR000082594
Gen Status Universe: Small Quantity Generator
Contact Name: VICTOR DELACRUZ
Contact Address: 140 E WHITTIER BLVD , , MONTEBELLO , CA, 90640 , US
Contact Phone No and Ext: 562-699-5339
Contact Email:
Contact Country: US
County Name: LOS ANGELES
EPA Region: 09
Land Type: Private
Receive Date: 20000918
Location Latitude: 34.009488
Location Longitude: -118.097379

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20000918
Handler Name: W G IUGALS
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator
Source Type: Notification

Waste Code Details

Hazardous Waste Code: D039
Waste Code Description: TETRACHLOROETHYLENE

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

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Private	Street 1:	140 E WHITTIER BLVD
Name:	WILLIAM IUGALS	Street 2:	
Date Became Current:		City:	MONTEBELLO
Date Ended Current:		State:	CA
Phone:	562-699-5339	Country:	
Source Type:	Notification	Zip Code:	90640

1	2 of 8	S	0.03 / 159.73	188.51 / -18	RECYCLED COMMODITIES INC 140 WHITTIER BLVD E MONTEBELLO CA 90640	LUST
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Global ID:	T0603704028	County:	LOS ANGELES
Status:	COMPLETED - CASE CLOSED	Latitude:	34.008614
Status Date:	11/30/1999	Longitude:	-118.0986
Case Type:	LUST CLEANUP SITE		
Date Source:	LUST Cleanup Sites & Military UST Site from GeoTracker Project Search Results Export; LUST Cleanup Sites & Military UST Site from GeoTracker Cleanup Sites Data Download		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	I-13031	Potential COC:	Diesel
Local Case No:		How Discovered:	Tank Closure
Begin Date:	9/24/1990	Stop Method:	
Lead Agency:	LOS ANGELES RWQCB (REGION 4)	Stop Description:	
Local Agency:	LOS ANGELES COUNTY	Case Worker:	NB
CUF Case:	NO	File Location:	
Potential Media of Concern:	Soil		
How Discovered Description:			
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
DWR GW Subbasin Name:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Disadvantaged Community:			
Calenviroscreen Score:	91-95%		
Site History:			

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity

Action Type:	Other
Date :	10/29/1990
Action:	Leak Reported
Action Type:	Other
Date :	9/24/1990
Action:	Leak Stopped
Action Type:	Other
Date :	9/24/1990
Action:	Leak Discovery

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type:	Local Agency Caseworker	Address:	900 S FREMONT AVE
Contact Name:	JOHN AWUJO	Email:	jawujo@dpw.lacounty.gov
City:	ALHAMBRA	Phone No:	6264583507
Organization Name:	LOS ANGELES COUNTY		
Contact Type:	Regional Board Caseworker	Address:	320 WEST 4TH STREET, SUITE 200
Contact Name:	NHAN BAO	Email:	nbao@waterboards.ca.gov
City:	LOS ANGELES	Phone No:	2135766703
Organization Name:	LOS ANGELES RWQCB (REGION 4)		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status:	Completed - Case Closed
Status Date:	11/30/1999
Status:	Open - Site Assessment
Status Date:	4/23/1998
Status:	Open - Site Assessment
Status Date:	12/27/1994
Status:	Open - Case Begin Date
Status Date:	9/24/1990

LUST Sites from GeoTracker Search - Regulatory Profile

Site Facility Name:	RECYCLED COMMODITIES INC	Potential COC:	DIESEL
Site Facility Type:	LUST CLEANUP SITE	Facility Type:	
Cleanup Status:	COMPLETED - CASE CLOSED	Composting Method:	
Project Status:		Address:	140 WHITTIER BLVD E
WDR Place Type:		City:	MONTEBELLO
WDR File:		Zip:	90640
WDR Order:		County:	LOS ANGELES
CUF Priority Assig:		CUF Claim:	
CUF Amount Paid:			
File Location:			
Designated Beneficial Use:	MUN, AGR, IND, PROC		
Project Oversight Agencies:			
Report Link:	https://geotracker.waterboards.ca.gov/profile_report?global_id=T0603704028		
Cleanup Status Detail:	COMPLETED - CASE CLOSED AS OF 11/30/1999		
Cleanup History Link:	https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603704028&tabname=regulatoryhistory		
Potential Media of Concern:	SOIL		
User Defined Beneficial Use:			
DWR GW Sub Basin:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
Post Closure Site Management:			
Future Land Use:			
Cleanup Oversight Agencies:	LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: I-13031 CASEWORKER: NHAN BAO LOS ANGELES COUNTY CASEWORKER: JOHN AWUJO		
Gndwater Monitoring Freque:			
Designated Beneficial Use Desc:	Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply		
Site History:			

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History

Status:	Completed - Case Closed
Date :	11/30/1999
Status:	Open - Site Assessment
Date :	4/23/1998
Status:	Open - Site Assessment
Date :	12/27/1994
Status:	Open - Case Begin Date
Date :	9/24/1990

LUST Sites from GeoTracker Search - Regulatory Activities (as of May 29, 2021)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Action Type: Leak Action Action Date: 10/29/1990 Received Issue Date: Action: Leak Reported Doc Link: Title Description Comments:						
Action Type: Leak Action Action Date: 9/24/1990 Received Issue Date: Action: Leak Discovery Doc Link: Title Description Comments:						
Action Type: Leak Action Action Date: 9/24/1990 Received Issue Date: Action: Leak Stopped Doc Link: Title Description Comments:						
1	3 of 8	S	0.03 / 159.73	188.51 / -18	DAngelus Disposal 140 E. Whittier Blvd., Montebello, CA 90640 Montebello CA	SWF LA COUNTY
Site ID: 445 Site SWIS No: 19-AS-0518 Status: Closed Site Type: Waste Hauler Present Use: Permitted Capacity: Beginning Oper Dt: Ending Oper Dt: Alt Site Name: Alt Address: Hours of Operation: Mon. to Fri.; 8 AM - 5 PM Local Enforcement Agency: Site Mailing Address: P.O. Box 1727, Montebello, CA 60640 Site Website: Waste Accepted:						
Disposal Area Acre: Max Depth of Fill Ft: Remaining Cap Mln: Site Contact: Site Contact Phone: (626) 350-0938 Site Email: dagajanian@att.net District: 1						

1	4 of 8	S	0.03 / 159.73	188.51 / -18	140 E WHITTIER BLVD MONTEBELLO CA 90640	HMS LA
Site No: 012827 Area: 3H						
<u>Detail Info</u>						
Permit No: 00004780T Permit Cat Desc: Underground Storage Tank Status Code: REM Status Desc: Equipment Removed Permit Status Desc: Equipment Removed Permit Type: 0 Permit Type Desc: Underground Storage Tank Operating Permit						
Permit Status Code: REM Permit Category: T File No: 013031 File Name: RECYCLED COMMODITIES INC						

Detail Info

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Permit No:	0000T4780				Permit Status Code: REM	
Permit Cat Desc:	Underground Storage Tank				Permit Category: T	
Status Code:	REM				File No: 013031	
Status Desc:	Equipment Removed				File Name: RECYCLED COMMODITIES INC	
Permit Status Desc:	Equipment Removed					
Permit Type:	1					
Permit Type Desc:	Underground Storage Tank Interim Permit					

1 5 of 8 S 0.03 / 159.73 188.51 / -18 RECYCLED COMMODITIES INC 140 E. WHITTIER BLVD. MONTEBEL MONTEBELLO CA 90640 HHSS

County: Los Angeles
Tank Details Microfiche: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027f07.pdf>

1 6 of 8 S 0.03 / 159.73 188.51 / -18 RECYCLED COMMODITIES, INC. 140 E. WHITTIER BLVD. MONTEBEL MONTEBELLO CA HIST TANK

Owner Name: RECYCLED COMMODITIES, INC.
Owner Street: 140 E. WHITTIER BLVD.
Owner City: MONTEBELLO
Owner State: CA
Owner Zip: 90640
No of Containers: 6
County: LOS ANGELES
Facility State: CA
Facility Zip: 90640

1 7 of 8 S 0.03 / 159.73 188.51 / -18 INGALLS CONVEYORS INC 140 E WHITTIER BLVD MONTEBELLO CA 90640 CUPA LA COUNTY

Facility ID: FA0030730
CERS ID: 10273597

Inactive Facility Details

PE: 1002
PE: 3002

1 8 of 8 S 0.03 / 159.73 188.51 / -18 RECYCLED COMMODITIES INC 140 E WHITTIER BLVD MONTEBELLO CA UST SWEEPS

C C: A19-000-13031
BOE: 44-010023
Comp: 13031
Status: ACTIVE
No of Tanks: 4
Jurisdict: LOS ANGELES COUNTY
Agency: WASTE MANAGEMENT DEPARTMENT
Phone:
D Filename: SITE04A
Page No: 465
County: LOS ANGELES
State : CA
Zip:
Latitude: 34.00839
Longitude: -118.100009
Georesult: S5HPNTSC-A

Tank Details

Tank ID: 000003
O Tank ID:
SWRCB No: 19-000-013031-000003
Removed:
Installed:
A Date: 06-30-89
S Contain:
Stg: W
Storage :
Storag Type: WASTE
P Contain:
Content:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Capac:				ONA:		
Tank Use:	UNKNOWN			D File Name:	TANK4A	
<u>Tank Details</u>						
Tank ID:	000001			S Contain:		
O Tank ID:				Stg:	W	
SWRCB No:	19-000-013031-000001			Storage :		
Removed:				Storag Type:	WASTE	
Installed:				P Contain:		
A Date:	06-30-89			Content:		
Capac:				ONA:		
Tank Use:	UNKNOWN			D File Name:	TANK4A	
<u>Tank Details</u>						
Tank ID:	000002			S Contain:		
O Tank ID:				Stg:	W	
SWRCB No:	19-000-013031-000002			Storage :		
Removed:				Storag Type:	WASTE	
Installed:				P Contain:		
A Date:	06-30-89			Content:		
Capac:				ONA:		
Tank Use:	UNKNOWN			D File Name:	TANK4A	
<u>Tank Details</u>						
Tank ID:	000004			S Contain:		
O Tank ID:				Stg:	W	
SWRCB No:	19-000-013031-000004			Storage :		
Removed:				Storag Type:	WASTE	
Installed:				P Contain:		
A Date:	06-30-89			Content:		
Capac:				ONA:		
Tank Use:	UNKNOWN			D File Name:	TANK4A	

<u>2</u>	1 of 1	SW	0.04 / 220.42	198.06 / -8	NO NAME 116 E. WHITTIER MONTEBELLO CA 90640	CLEANUP SITES
Global ID:	T10000003703			Latitude:	34.008579	
Status:	OPEN - INACTIVE			Longitude:	-118.099823	
Status Date:	5/9/2012			County:	LOS ANGELES	
Site Facility Type:	CLEANUP PROGRAM SITE					
Data Source:	Cleanup Program Sites from GeoTracker Search; Cleanup Sites from GeoTracker Cleanup Sites Data Download					

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	1275			Stop Method:	
Local Case No:				CUF Case:	NO
Begin Date:	1/31/2012			Case Worker:	S-
File Location:					
Lead Agency:	LOS ANGELES RWQCB (REGION 4)				
Local Agency:					
Potential COC:					
Potential Media of Concern:					
How Discovered:					
How Discovered Description:					
Stop Description:					
CalWater Watershed Name:	Los Angeles River - Los Angeles (412.10)				
DWR GW Subbasin Name:	Coastal Plain Of Los Angeles - Central (4-011.04)				
Disadvantaged Community:	Severely Disadvantaged Community				
CalEnviroScreen Score:	86-90%				

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

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity

Action Type: RESPONSE
Date: 2020-01-21 00:00:00
Action: Request for Closure

Action Type: Other
Date: 2012-01-31 00:00:00
Action: Leak Reported

Action Type: ENFORCEMENT
Date: 2012-01-31 00:00:00
Action: Complaint

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Open - Inactive
Status Date: 2012-05-09 00:00:00

Status: Open - Case Begin Date
Status Date: 2012-01-31 00:00:00

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type:	Regional Board Caseworker	Address:	320 W. 4TH ST., SUITE 200
Contact Name:	SLIC - NEW	City:	LOS ANGELES
Phone No:			
Organization Name:	LOS ANGELES RWQCB (REGION 4)		
Email:			

Cleanup Program Sites from GeoTracker Search - Regulatory Profile (as of May 29, 2021)

Project Status:		Facility Type:	
Cuf Claim No:		WDR Place Type:	
CUF Priority Assign:		Wdr File No:	
CUF Amount Paid:		Wdr Order No:	
Composting Method:			
File Location:			
User Defined Beneficial Use:			
Designated Beneficial Use:	MUN, AGR, IND, PROC		
Designated Beneficl Use Desc:	Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply		
Project Oversight Agencies:			
Report Link:	https://geotracker.waterboards.ca.gov/profile_report?global_id=T10000003703		
Cleanup Status Detail:	OPEN - INACTIVE AS OF 5/9/2012		
Potential COC:	NONE SPECIFIED		
Potential Media of Concern:	NONE SPECIFIED		
Groundwater Monitoring			
Frequen:			
DWR GW Sub Basin:	Coastal Plain Of Los Angeles - Central (4-011.04)		
CalWater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
Post Closure Site Management:			
Future Land Use:			
Cleanup Oversight Agencies:	LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 1275 CASEWORKER: SLIC - NEW		
Cleanup History Link:	https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T10000003703&tabname=regulatoryhistory		
Site History:			

No site history available

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Sites from GeoTracker Search - Regulatory Activities (as of May 29, 2021)

Action Type: Response Requested - Other
Action Date: 1/21/2020
Received Issue Date: 1/21/2020
Action: Request for Closure
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000003703&doc_id=6044787
Title Description Comments:

Case Summary for the Property Located at 116 East Whittier Boulevard,

Action Type: Other Regulatory Actions
Action Date: 1/31/2012
Received Issue Date: 1/31/2012
Action: Complaint
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000003703&enforcement_id=6121209&temptable=ENFORCEMENT
Title Description Comments:

Action Type: Leak Action
Action Date: 1/31/2012
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Sites from GeoTracker Search - Documents (as of May 29, 2021)

Document Type: Site Documents
Document Date: 1/21/2020
Submitted:
Submitted By: THIZAR TINTUT-WILLIAMS (REGULATOR)
Size :
Title: CASE SUMMARY FOR THE PROPERTY LOCATED AT 116 EAST WHITTIER BOULEVARD,
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000003703&document_id=6044787
Type: REQUEST FOR CLOSURE

Document Type: Site Documents
Document Date: 1/31/2012
Submitted:
Submitted By: ARTHUR HEATH (REGULATOR)
Size :
Title: UNKNOWN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000003703&enforcement_id=6121209
Type: COMPLAINT

Sites from GeoTracker Search - Cleanup Status History (as of May 29, 2021)

Status: Open - Inactive
Date: 5/9/2012
Status: Open - Case Begin Date
Date: 1/31/2012

3	1 of 2	SSW	0.04 / 236.86	193.67 / -12	125 E WHITTIER BLVD MONTEBELLO CA 90640	HMS LA
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Site No: 010301
Area: 3H

Detail Info

Permit No:
Permit Cat Desc:
Status Code: REM
Permit Status Code:
Permit Category:
File No: 010183

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Status Desc:		Equipment Removed		File Name:		GEORGE RAYMOND CO
Permit Status Desc:						
Permit Type:						
Permit Type Desc:						

3	2 of 2	SSW	0.04 / 236.86	193.67 / -12	GEORGE RAYMOND CO 125 E WHITTIER BLVD MONTEBELLO CA	UST SWEEPS
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C C:	A19-000-10183	D Filename:	SITE04A
BOE:		Page No:	465
Comp:	10183	County:	LOS ANGELES
Status:	ACTIVE	State :	CA
No of Tanks:		Zip:	
Jurisdic:	LOS ANGELES COUNTY	Latitude:	34.008385
Agency:	WASTE MANAGEMENT DEPARTMENT	Longitude:	-118.100309
Phone:		Georesult:	S5HPNTSC-A

4	1 of 9	SW	0.05 / 243.31	196.70 / -9	AMKO TRANSMISSION 121 E WHITTIER BLVD MONTEBELLO CA 90640	RCRA SQG
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EPA Handler ID:	CAD982323396
Gen Status Universe:	Small Quantity Generator
Contact Name:	ENVIRONMENTAL MANAGER
Contact Address:	121 E WHITTIER BLVD , , MONTEBELLO , CA, 90640 , US
Contact Phone No and Ext:	213-722-9777
Contact Email:	
Contact Country:	US
County Name:	LOS ANGELES
EPA Region:	09
Land Type:	
Receive Date:	19880209
Location Latitude:	34.008195
Location Longitude:	-118.099727

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	19880209
Handler Name:	AMKO TRANSMISSION

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Federal Waste Generator Code: 2 Generator Code Description: Small Quantity Generator Source Type: Notification						
<u>Owner/Operator Details</u>						
Owner/Operator Ind: Current Owner Type: Private Name: KWANG LEE Date Became Current: Date Ended Current: Phone: 415-555-1212 Source Type: Notification Street No: Street 1: NOT REQUIRED Street 2: City: NOT REQUIRED State: ME Country: Zip Code: 99999						
Owner/Operator Ind: Current Operator Type: Private Name: NOT REQUIRED Date Became Current: Date Ended Current: Phone: 415-555-1212 Source Type: Notification Street No: Street 1: NOT REQUIRED Street 2: City: NOT REQUIRED State: ME Country: Zip Code: 99999						
4	2 of 9	SW	0.05 / 243.31	196.70 / -9	121 E WHITTIER BLVD MONTEBELLO CA 90640	HMS LA
Site No: 014233 Area: 3H						
<u>Detail Info</u>						
Permit No: Permit Cat Desc: Status Code: REM Status Desc: Equipment Removed Permit Status Desc: Permit Type: Permit Type Desc: Permit Status Code: Permit Category: File No: 014765 File Name: PFI CO						
4	3 of 9	SW	0.05 / 243.31	196.70 / -9	AAMCO TRANSMISSIONS 121 E. WHITTIER BLVD. MONTEBELLO CA 90640	HHSS
County: Los Angeles Tank Details Microfiche: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002615d.pdf						
4	4 of 9	SW	0.05 / 243.31	196.70 / -9	MEINEKE CAR CARE CENTER #2432 121 E WHITTIER BLVD STE A MONTEBELLO CA 90640	RCRA NON GEN
EPA Handler ID: CAL000394673 Gen Status Universe: No Report Contact Name: TEMO LOEZA Contact Address: 4165 W 166TH ST , , LAWNDAL E , CA, 90260 , Contact Phone No and Ext: 323-477-1383 Contact Email: SHOP.2432@GMAIL.COM Contact Country: County Name: LOS ANGELES EPA Region: 09 Land Type: Receive Date: 20140304 Location Latitude: 34.007751						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Location Longitude:		-118.100169				
<u>Violation/Evaluation Summary</u>						
Note:		NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).				
<u>Handler Summary</u>						
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				
<u>Hazardous Waste Handler Details</u>						
Sequence No:		1				
Receive Date:		20140304				
Handler Name:		MEINEKE CAR CARE CENTER #2432				
Source Type:		Implementer				
Federal Waste Generator Code:		N				
Generator Code Description:		Not a Generator, Verified				
<u>Owner/Operator Details</u>						
Owner/Operator Ind:		Current Owner			Street No:	
Type:		Other			Street 1:	
Name:		CUAUHTEMOC LOEZA LOECAS INC			Street 2:	
Date Became Current:					City:	
Date Ended Current:					State:	
Phone:		858-342-9831			Country:	
Source Type:		Implementer			Zip Code:	
Owner/Operator Ind:		Current Operator			Street No:	
Type:		Other			Street 1:	
Name:		TEMO LOEZA			Street 2:	
Date Became Current:					City:	
Date Ended Current:					State:	
Phone:		323-477-1383			Country:	
Source Type:		Implementer			Zip Code:	

4	5 of 9	SW	0.05 / 243.31	196.70 / -9	Meineke Car Care Center 121 E WHITTIER BLVD STE A MONTEBELLO CA 90640	CERS HAZ
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Site ID: 447018
Latitude: 34.007680
Longitude: -118.100110
County:

Regulated Programs

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev/Diff (ft)</i>	<i>Site</i>	<i>DB</i>
<i>EI ID:</i>	10779580			<i>EI Description:</i>	Chemical Storage Facilities	
<i>EI ID:</i>	10779580			<i>EI Description:</i>	Hazardous Waste Generator	

Evaluations

Eval Date: 02/09/2021
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

Diana Gabriela Kharechko Chavez, OWNER; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/09/2021
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Diana Gabriela Kharechko Chavez, OWNER; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: Document Preparer
Entity Name: Diana Kharechko Chavez
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 121 E Whittier Blvd Unit A
City: MONTEBELLO
State: CA
Country:
Zip Code: 90640
Phone:

Affil Type Desc: CUPA District
Entity Name: Los Angeles County Fire
Entity Title:
Address: 5825 Rickenbacker Road
City: Commerce
State: CA
Country:
Zip Code: 90040-3027
Phone: (323) 890-4000

Affil Type Desc: Identification Signer
Entity Name: Diana Kharechko Chavez
Entity Title: Managing Member
Address:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
City: State: Country: Zip Code: Phone:						
Affil Type Desc: Entity Name: Entity Title: Address: City: State: Country: Zip Code: Phone:		Parent Corporation MEINEKE CAR CARE CENTER				
Affil Type Desc: Entity Name: Entity Title: Address: City: State: Country: Zip Code: Phone:		Operator Diana Gabriela Kharechko Chavez				
Affil Type Desc: Entity Name: Entity Title: Address: City: State: Country: Zip Code: Phone:		Operator Diana Gabriela Kharechko Chavez (323) 698-6490				
Affil Type Desc: Entity Name: Entity Title: Address: City: State: Country: Zip Code: Phone:		Environmental Contact Diana Gabriela Kharechko Chavez 121 E Whittier Blvd Unit A MONTEBELLO CA 90640				
Affil Type Desc: Entity Name: Entity Title: Address: City: State: Country: Zip Code: Phone:		Legal Owner GAALIYAH LLC 5846 Ludell Street Bell Gardens CA United States 90201 (323) 698-6490				

4	6 of 9	SW	0.05 / 243.31	196.70 / -9	MEINEKE CAR CARE CENTER 121 E WHITTIER BLVD UNIT A MONTEBELLO CA 90640	RCRA NON GEN
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EPA Handler ID:	CAC002993977
Gen Status Universe:	No Report
Contact Name:	DIANA KHARECHKO CHAVEZ
Contact Address:	5846 LUDELL STREET , , BELL GARDENS , CA, 90201 ,
Contact Phone No and Ext:	323-698-6490
Contact Email:	JGISH@MYTPG.COM
Contact Country:	
County Name:	LOS ANGELES
EPA Region:	09
Land Type:	
Receive Date:	20181220
Location Latitude:	34.007751
Location Longitude:	-118.100169

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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: 20181220
 Handler Name: MEINEKE CAR CARE CENTER
 Source Type: Implementer
 Federal Waste Generator Code: N
 Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	5846 LUDELL STREET
Name:	DIANA KHARECHKO CHAVEZ	Street 2:	
Date Became Current:		City:	BELL GARDENS
Date Ended Current:		State:	CA
Phone:	323-698-6490	Country:	
Source Type:	Implementer	Zip Code:	90201

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	5846 LUDELL STREET
Name:	DIANA KHARECHKO CHAVEZ	Street 2:	
Date Became Current:		City:	BELL GARDENS
Date Ended Current:		State:	CA
Phone:	323-698-6490	Country:	
Source Type:	Implementer	Zip Code:	90201

4	7 of 9	SW	0.05 / 243.31	196.70 / -9	GAALIYAH LLC DBA MEINEKE CAR CARE CENTER 121 E WHITTIER BLVD STE A MONTEBELLO CA 90640	RCRA NON GEN
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EPA Handler ID: CAL000442110
 Gen Status Universe: No Report
 Contact Name: DIANA KHARECHKO CHAVEZ
 Contact Address: 121 E WHITTIER BLVD STE A , , MONTEBELLO , CA, 90640 ,
 Contact Phone No and Ext: 323-767-8010
 Contact Email: DIANAGC21@YAHOO.COM
 Contact Country:
 County Name: LOS ANGELES
 EPA Region: 09
 Land Type:
 Receive Date: 20191231
 Location Latitude: 34.007751
 Location Longitude: -118.100169

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

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20191231
Handler Name: GAALIYAH LLC DBA MEINEKE CAR CARE CENTER
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Operator Type: Other Name: DIANA KHARECHKO CHAVEZ Date Became Current: Date Ended Current: Phone: 323-767-8010 Source Type: Implementer	Street No: Street 1: 121 E WHITTIER BLVD STE A Street 2: City: MONTEBELLO State: CA Country: Zip Code: 90640
Owner/Operator Ind: Current Owner Type: Other Name: GAALIYAH LLC Date Became Current: Date Ended Current: Phone: 323-767-8010 Source Type: Implementer	Street No: Street 1: 121 E WHITTIER BLVD STE A Street 2: City: MONTEBELLO State: CA Country: Zip Code: 90640

4	8 of 9	SW	0.05 / 243.31	196.70 / -9	RICKS BODY SHOP 121 E WHITTIER BLVD MONTEBELLO CA 90640	CUPA LA COUNTY
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Facility ID: FA0029831
CERS ID: 0

Inactive Facility Details

PE: 3001

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
PE:		1001				
4	9 of 9	SW	0.05 / 243.31	196.70 / -9	PFI COMPANY 121 E WHITTIER BLVD MONTEBELLO CA	UST SWEEPS
C C:	A19-000-14765			D Filename:	SITE04A	
BOE:				Page No:	465	
Comp:	14765			County:	LOS ANGELES	
Status:	ACTIVE			State :	CA	
No of Tanks:				Zip:		
Jurisdic:	LOS ANGELES COUNTY			Latitude:	34.008409	
Agency:	WASTE MANAGEMENT DEPARTMENT			Longitude:	-118.100373	
Phone:				Georesult:	S5HPNTSC-A	
5	1 of 2	SW	0.05 / 243.96	196.70 / -9	AAMCO TRANSMISSIONS 121 E. WHITTIER BLVD. MONTEBELLO CA	HIST TANK
Owner Name:	AAMCO TRANSMISSIONS			No of Containers:	1	
Owner Street:	121 E. WHITTIER BLVD.			County:	LOS ANGELES	
Owner City:	MONTEBELLO			Facility State:	CA	
Owner State:	CA			Facility Zip:	90640	
Owner Zip:	90640					
5	2 of 2	SW	0.05 / 243.96	196.70 / -9	IAN AUTO SERVICE CENTER 121 E WHITTIER BLVD AB MONTEBELLO CA 90640	CUPA LA COUNTY
Facility ID:	FA0029830					
CERS ID:	10292386					
<u>Inactive Facility Details</u>						
PE:	3000					
PE:	1001					
6	1 of 3	S	0.05 / 244.45	187.79 / -18	SERV-WEL DISPOSAL SERVICE 132 E. WHITTIER BLVD MONTEBELLO CA 90640	RCRA NON GEN
EPA Handler ID:	CAD045522976					
Gen Status Universe:	No Report					
Contact Name:	ENVIRONMENTAL MANAGER					
Contact Address:	132 E. WHITTIER BLVD , , MONTEBELLO , CA, 90640 , US					
Contact Phone No and Ext:	213-726-4056					
Contact Email:						
Contact Country:	US					
County Name:	LOS ANGELES					
EPA Region:	09					
Land Type:	Other					
Receive Date:	19810512					
Location Latitude:	34.008023					
Location Longitude:	-118.099148					
<u>Violation/Evaluation Summary</u>						
Note:	NO VIOLATIONS: All of the compliance records associated with this facility (EPA ID) indicate NO VIOLATIONS; Compliance Monitoring and Enforcement table dated Jun, 2021.					

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

Evaluation Start Date:	19850429
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:	
Return to Compliance Date:	
Evaluation Agency:	State
Evaluation Start Date:	19850429
Evaluation Type Description:	NON-FINANCIAL RECORD REVIEW
Violation Short Description:	
Return to Compliance Date:	
Evaluation Agency:	State

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
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:	19810512
Handler Name:	SERV-WEL DISPOSAL SERVICE
Source Type:	Notification
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

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:	Notification	Zip Code:	99999
Owner/Operator Ind:	Current Owner	Street No:	
Type:	Private	Street 1:	NOT REQUIRED
Name:	WILLIAM SHUBIN	Street 2:	
Date Became Current:		City:	NOT REQUIRED
Date Ended Current:		State:	ME
Phone:	415-555-1212	Country:	
Source Type:	Notification	Zip Code:	99999

6	2 of 3	S	0.05 / 244.45	187.79 / -18	RECYCLED COMMODITIES 132 E. WHITTIER BLVD. MONTEBELLO CA 90640	CLEANUP SITES
Global ID:	SL603798829	Latitude:	34.008472			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Status:	COMPLETED - CASE CLOSED			Longitude:	-118.099853	
Status Date:	1/3/1997			County:	LOS ANGELES	
Site Facility Type:	CLEANUP PROGRAM SITE					
Data Source:	Cleanup Program Sites from GeoTracker Search; Cleanup Sites from GeoTracker Cleanup Sites Data Download					

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 107.2181
Local Case No:
Begin Date: 8/28/1989
File Location:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Local Agency:
Potential COC:
Potential Media of Concern: Aquifer used for drinking water supply
How Discovered:
How Discovered Description:
Stop Description:
CalWater Watershed Name: Los Angeles River - Los Angeles (412.10)
DWR GW Subbasin Name: Coastal Plain Of Los Angeles - Central (4-011.04)
Disadvantaged Community:
CalEnviroScreen Score: 91-95%
Site History:

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity

Action Type: ENFORCEMENT
Date: 2000-02-23 00:00:00
Action: Closure/No Further Action Letter

Action Type: ENFORCEMENT
Date: 1989-10-31 00:00:00
Action: Clean-up and Abatement Order

Action Type: Other
Date: 1965-01-02 00:00:00
Action: Leak Reported

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Completed - Case Closed
Status Date: 1997-01-03 00:00:00

Status: Open - Site Assessment
Status Date: 1997-01-03 00:00:00

Status: Open - Site Assessment
Status Date: 1990-02-20 00:00:00

Status: Open - Site Assessment
Status Date: 1989-08-28 00:00:00

Status: Open - Case Begin Date
Status Date: 1989-08-28 00:00:00

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type: Regional Board Caseworker
Contact Name: JEFFREY HU
Phone No:
Organization Name: LOS ANGELES RWQCB (REGION 4)
Email: jeffrey.hu@waterboards.ca.gov

Address: 320 W. 4TH ST., SUITE 200
City: LOS ANGELES

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Cleanup Program Sites from GeoTracker Search - Regulatory Profile (as of May 29, 2021)

Project Status:		Facility Type:	
Cuf Claim No:		WDR Place Type:	
CUF Priority Assign:		Wdr File No:	
CUF Amount Paid:		Wdr Order No:	
Composting Method:			
File Location:			
User Defined Beneficial Use:			
Designated Beneficial Use:	MUN, AGR, IND, PROC		
Designated Beneficl Use Desc:	Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply		
Project Oversight Agencies:			
Report Link:	https://geotracker.waterboards.ca.gov/profile_report?global_id=SL603798829		
Cleanup Status Detail:	COMPLETED - CASE CLOSED AS OF 1/3/1997		
Potential COC:	VOLATILE ORGANIC COMPOUNDS		
Potential Media of Concern:	AQUIFER USED FOR DRINKING WATER SUPPLY		
Groundwater Monitoring			
Frequen:			
DWR GW Sub Basin:	Coastal Plain Of Los Angeles - Central (4-011.04)		
CalWater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
Post Closure Site Management:			
Future Land Use:			
Cleanup Oversight Agencies:	LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 107.2181 CASEWORKER: JEFFREY HU		
Cleanup History Link:	https://geotracker.waterboards.ca.gov/profile_report_include?global_id=SL603798829&tabname=regulatoryhistory		
Site History:			

No site history available

Sites from GeoTracker Search - Regulatory Activities (as of May 29, 2021)

Action Type:	Other Regulatory Actions
Action Date:	2/23/2000
Received Issue Date:	2/23/2000
Action:	Closure/No Further Action Letter
Doc Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=SL603798829&enforcement_id=6195782&temptable=ENFORCEMENT

Title Description Comments:

NFA

Action Type:	Enforcement/Orders
Action Date:	10/31/1989
Received Issue Date:	10/31/1989
Action:	Clean-up and Abatement Order
Doc Link:	
Title Description Comments:	

Action Type:	Leak Action
Action Date:	1/2/1965
Received Issue Date:	
Action:	Leak Reported
Doc Link:	
Title Description Comments:	

Sites from GeoTracker Search - Documents (as of May 29, 2021)

Document Type:	Site Documents	Submitted:	
Document Date:	2/23/2000	Submitted By:	(REGULATOR)
Size :			
Title:	NFA		
Title Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=SL603798829&enforcement_id=6195782		
Type:	CLOSURE/NO FURTHER ACTION LETTER		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Sites from GeoTracker Search - Cleanup Status History (as of May 29, 2021)

Status: Completed - Case Closed
Date: 1/3/1997

Status: Open - Site Assessment
Date: 1/3/1997

Status: Open - Site Assessment
Date: 2/20/1990

Status: Open - Site Assessment
Date: 8/28/1989

Status: Open - Case Begin Date
Date: 8/28/1989

6	3 of 3	S	0.05 / 244.45	187.79 / -18	A RENT-A-BIN 132 E WHITTIER BLVD MONTEBELLO CA 90640	CUPA LA COUNTY
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Facility ID: FA0029901
CERS ID: 0

Inactive Facility Details

PE: 1002

PE: 3001

7	1 of 1	WSW	0.05 / 265.11	198.16 / -8	MONTEBELLO TEST ONLY CTR 111 E WHITTIER BLVD MONTEBELLO CA 90640	CUPA LA COUNTY
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Facility ID: FA0029676
CERS ID: 0

Inactive Facility Details

PE: 1002

8	1 of 6	WSW	0.06 / 340.07	202.53 / -4	ARCO PRODUCTS #00152 101 E WHITTIER BLVD MONTEBELLO CA 90640	DELISTED TNK
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Delisted Storage Tanks

Facility ID:	12043	Latitude:	34.00949
Permitting Agency:	LOS ANGELES COUNTY	Longitude:	-118.099199
County:	Los Angeles		
Original Source:	UST		
Record Date:	30-JAN-2017		

8	2 of 6	WSW	0.06 / 340.07	202.53 / -4	101 E WHITTIER BLVD MONTEBELLO CA 90640	HMS LA
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Site No: 011965
Area: 3H

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

Permit No:	000337734	Permit Status Code:	REM
Permit Cat Desc:	Underground Storage Tank	Permit Category:	T
Status Code:	REM	File No:	037059
Status Desc:	Equipment Removed	File Name:	ARCO #00152
Permit Status Desc:	Equipment Removed		
Permit Type:	0		
Permit Type Desc:	Underground Storage Tank Operating Permit		

Detail Info

Permit No:	00003646T	Permit Status Code:	CLOS
Permit Cat Desc:	Underground Storage Tank	Permit Category:	T
Status Code:	CLOS	File No:	012043
Status Desc:	Permit Closed	File Name:	ARCO PRODUCTS #00152
Permit Status Desc:	Permit Closed		
Permit Type:	0		
Permit Type Desc:	Underground Storage Tank Operating Permit		

8	3 of 6	WSW	0.06 / 340.07	202.53 / -4	MKRTICH MKRTICHYAN 101 E WHITTIER BLVD MONTEBELLO CA 90640	HHSS
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County:	Los Angeles
Tank Details Microfiche:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000263f5.pdf

8	4 of 6	WSW	0.06 / 340.07	202.53 / -4	MKRTICH MKRTCHYAN 101 E WHITTIER BLVD MONTEBELLO CA CA	HIST TANK
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Owner Name:	ARCO PETROLEUM PRODUCTS CO.	No of Containers:	5
Owner Street:	515 SOUTH FLOWER STREET	County:	LOS ANGELES
Owner City:	LOS ANGELES	Facility State:	CA
Owner State:	CA	Facility Zip:	90640
Owner Zip:	90071		

8	5 of 6	WSW	0.06 / 340.07	202.53 / -4	ARCO #0152 AMPM 101 E WHITTIER BLVD MONTEBELLO CA 90640	CUPA LA COUNTY
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Facility ID:	FA0029829
CERS ID:	0

Inactive Facility Details

PE:	3002
PE:	1001

8	6 of 6	WSW	0.06 / 340.07	202.53 / -4	ARCO PETROLEUM PROD CO # 0152 101 E WHITTIER BLVD MONTEBELLO CA	UST SWEEPS
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C C:	A19-000-12043	D Filename:	SITE04A
BOE:	44-000506	Page No:	464
Comp:	12043	County:	LOS ANGELES
Status:	ACTIVE	State :	CA

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
No of Tanks:	9			Zip:		
Jurisdic:	LOS ANGELES COUNTY			Latitude:	34.00853	
Agency:	WASTE MANAGEMENT DEPARTMENT			Longitude:	-118.100689	
Phone:				Georesult:	S5HPNTSC-A	
 <u>Tank Details</u>						
Tank ID:	000001			S Contain:		
O Tank ID:				Stg:	W	
SWRCB No:	19-000-012043-000001			Storage :		
Removed:				Storag Type:	WASTE	
Installed:				P Contain:		
A Date:	06-30-89			Content:		
Capac:				ONA:		
Tank Use:	UNKNOWN			D File Name:	TANK4A	
 <u>Tank Details</u>						
Tank ID:	000009			S Contain:		
O Tank ID:				Stg:	W	
SWRCB No:	19-000-012043-000009			Storage :		
Removed:				Storag Type:	WASTE	
Installed:				P Contain:		
A Date:	06-30-89			Content:		
Capac:				ONA:		
Tank Use:	UNKNOWN			D File Name:	TANK4A	
 <u>Tank Details</u>						
Tank ID:	000004			S Contain:		
O Tank ID:				Stg:	W	
SWRCB No:	19-000-012043-000004			Storage :		
Removed:				Storag Type:	WASTE	
Installed:				P Contain:		
A Date:	06-30-89			Content:		
Capac:				ONA:		
Tank Use:	UNKNOWN			D File Name:	TANK4A	
 <u>Tank Details</u>						
Tank ID:	000003			S Contain:		
O Tank ID:				Stg:	W	
SWRCB No:	19-000-012043-000003			Storage :		
Removed:				Storag Type:	WASTE	
Installed:				P Contain:		
A Date:	06-30-89			Content:		
Capac:				ONA:		
Tank Use:	UNKNOWN			D File Name:	TANK4A	
 <u>Tank Details</u>						
Tank ID:	000006			S Contain:		
O Tank ID:				Stg:	W	
SWRCB No:	19-000-012043-000006			Storage :		
Removed:				Storag Type:	WASTE	
Installed:				P Contain:		
A Date:	06-30-89			Content:		
Capac:				ONA:		
Tank Use:	UNKNOWN			D File Name:	TANK4A	
 <u>Tank Details</u>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Tank ID:	000008				S Contain:	
O Tank ID:					Stg:	W
SWRCB No:	19-000-012043-000008				Storage :	
Removed:					Storag Type:	WASTE
Installed:					P Contain:	
A Date:	06-30-89				Content:	
Capac:					ONA:	
Tank Use:	UNKNOWN				D File Name:	TANK4A
<u>Tank Details</u>						
Tank ID:	000007				S Contain:	
O Tank ID:					Stg:	W
SWRCB No:	19-000-012043-000007				Storage :	
Removed:					Storag Type:	WASTE
Installed:					P Contain:	
A Date:	06-30-89				Content:	
Capac:					ONA:	
Tank Use:	UNKNOWN				D File Name:	TANK4A
<u>Tank Details</u>						
Tank ID:	000005				S Contain:	
O Tank ID:					Stg:	W
SWRCB No:	19-000-012043-000005				Storage :	
Removed:					Storag Type:	WASTE
Installed:					P Contain:	
A Date:	06-30-89				Content:	
Capac:					ONA:	
Tank Use:	UNKNOWN				D File Name:	TANK4A
<u>Tank Details</u>						
Tank ID:	000002				S Contain:	
O Tank ID:					Stg:	W
SWRCB No:	19-000-012043-000002				Storage :	
Removed:					Storag Type:	WASTE
Installed:					P Contain:	
A Date:	06-30-89				Content:	
Capac:					ONA:	
Tank Use:	UNKNOWN				D File Name:	TANK4A

9 1 of 2 WSW 0.07 / 393.47 205.35 / -1 ARCO #0152 101 WHITTIER BLVD E MONTEBELLO CA 90640 LUST

Global ID: T0603703900 County: LOS ANGELES
Status: COMPLETED - CASE CLOSED Latitude: 34.0081429
Status Date: 7/12/1996 Longitude: -118.100551
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites & Military UST Site from GeoTracker Project Search Results Export; LUST Cleanup Sites & Military UST Site from GeoTracker Cleanup Sites Data Download

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: I-12043 Potential COC: Gasoline
Local Case No: How Discovered: Tank Tightness Test
Begin Date: 2/1/1988 Stop Method:
Lead Agency: LOS ANGELES RWQCB (REGION 4) Stop Description:
Local Agency: LOS ANGELES COUNTY Case Worker: YR
CUF Case: YES File Location:
Potential Media of Concern: Aquifer used for drinking water supply
How Discovered Description:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Calwater Watershed Name:		Los Angeles River - Los Angeles (412.10)				
DWR GW Subbasin Name:		Coastal Plain Of Los Angeles - Central (4-011.04)				
Disadvantaged Community:						
Calenviroscreen Score:		91-95%				
Site History:						

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity

Action Type: Other
Date : 2/1/1988
Action: Leak Discovery

Action Type: Other
Date : 2/1/1988
Action: Leak Reported

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type:	Regional Board Caseworker	Address:	320 W. 4TH ST., SUITE 200
Contact Name:	YUE RONG	Email:	yrong@waterboards.ca.gov
City:	Los Angeles	Phone No:	
Organization Name:	LOS ANGELES RWQCB (REGION 4)		

Contact Type:	Local Agency Caseworker	Address:	900 S FREMONT AVE
Contact Name:	JOHN AWUJO	Email:	jawujo@dpw.lacounty.gov
City:	ALHAMBRA	Phone No:	6264583507
Organization Name:	LOS ANGELES COUNTY		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Completed - Case Closed
Status Date: 7/12/1996

Status: Open - Site Assessment
Status Date: 8/4/1995

Status: Open - Case Begin Date
Status Date: 2/1/1988

LUST Sites from GeoTracker Search - Regulatory Profile

Site Facility Name:	ARCO #0152	Potential COC:	GASOLINE
Site Facility Type:	LUST CLEANUP SITE	Facility Type:	
Cleanup Status:	COMPLETED - CASE CLOSED	Composting Method:	
Project Status:		Address:	101 WHITTIER BLVD E
WDR Place Type:		City:	MONTEBELLO
WDR File:		Zip:	90640
WDR Order:		County:	LOS ANGELES
CUF Priority Assig:	D	CUF Claim:	8918
CUF Amount Paid:	\$39,048		
File Location:			
Designated Beneficial Use:	MUN, AGR, IND, PROC		
Project Oversight Agencies:			
Report Link:	https://geotracker.waterboards.ca.gov/profile_report?global_id=T0603703900		
Cleanup Status Detail:	COMPLETED - CASE CLOSED AS OF 7/12/1996		
Cleanup History Link:	https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603703900&tabname=regulatoryhistory		
Potential Media of Concern:	AQUIFER USED FOR DRINKING WATER SUPPLY		
User Defined Beneficial Use:			
DWR GW Sub Basin:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
Post Closure Site Management:			
Future Land Use:			
Cleanup Oversight Agencies:	LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: I-12043		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
		CASEWORKER: YUE RONG LOS ANGELES COUNTY CASEWORKER: JOHN AWUJO				
		Gndwater Monitoring Freque: Designated Beneficial Use Desc: Site History:			Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply	
		No site history available				

LUST Sites from GeoTracker Search - Cleanup Status History

LUST Sites from GeoTracker Search - Regulatory Activities (as of May 29, 2021)

Action Type:	Leak Action
Action Date:	2/1/1988
Received Issue Date:	
Action:	Leak Reported
Doc Link:	
Title Description Comments:	

LUST Sites from GeoTracker Search - Documents (as of May 29, 2021)

Document Type:	Site Documents	Size :	527 KB
Document Date:	3/25/1993*	Submitted By:	PINNACLE EMS (CONTRACTOR)
Type:	OTHER REPORT / DOCUMENT		
Title:	HISTORICAL - WORKPLAN TO PERFORM ADDITIONAL SOIL REMEDIATION DATED 03/1993		
Title Link:	https://geotracker.waterboards.ca.gov/es/uploads/geo_report/1234228730/T0603703900.PDF		

Document Type:	Site Documents	Size :	96 KB
Document Date:	10/15/1992*	Submitted By:	PINNACLE EMS (CONTRACTOR)
Type:	OTHER REPORT / DOCUMENT	Submitted:	
Title:	HISTORICAL - 3Q 1992 QUARTERLY PROGRESS REPORT DATED 10/1992		
Title Link:	https://geotracker.waterboards.ca.gov/es/uploads/geo_report/9113260090/T0603703900.PDF		

Document Type:	Site Documents	Size :	76 KB
Document Date:	7/15/1992*	Submitted By:	PINNACLE EMS (CONTRACTOR)
Type:	OTHER REPORT / DOCUMENT	Submitted:	
Title:	HISTORICAL - 2Q 1992 QUARTERLY PROGRESS REPORT DATED 07/1992		
Title Link:	https://geotracker.waterboards.ca.gov/es/uploads/geo_report/3092056512/T0603703900.PDF		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:	Site Documents			Size :	1,362 KB	
Document Date:	4/17/1992*			Submitted By:	PINNACLE EMS (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	HISTORICAL - LETTER REPORT ENVIRONMENTAL INVESTIGATION FOR CLOSURE OF OIL-WATER SEPARATOR DATED 04/1992					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5933267414/T0603703900.PDF					
Document Type:	Site Documents			Size :	84 KB	
Document Date:	4/15/1992*			Submitted By:	PINNACLE EMS (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	HISTORICAL - 4Q 1992 QUARTERLY PROGRESS REPORT DATED 04/1992					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4776892542/T0603703900.PDF					
Document Type:	Site Documents			Size :	1,470 KB	
Document Date:	11/19/1991*			Submitted By:	PINNACLE EMS (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	HISTORICAL - SOIL-VAPOR EXTRACTION TEST REPORT DATED 11/1991					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3429611444/T0603703900.PDF					
Document Type:	Site Documents			Size :	328 KB	
Document Date:	11/11/1991*			Submitted By:	PINNACLE EMS (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	HISTORICAL - PROPOSED SOIL REMEDIATION ACTION PLAN DATED 11/1991					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6001812875/T0603703900.PDF					
Document Type:	Site Documents			Size :	69 KB	
Document Date:	10/24/1991*			Submitted By:	PINNACLE EMS (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	HISTORICAL - 3Q 1991 QUARTERLY PROGRESS REPORT DATED 10/1991					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1503158807/T0603703900.PDF					
Document Type:	Site Documents			Size :	24,088 KB	
Document Date:	7/31/1991*			Submitted By:	PINNACLE EMS (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	HISTORICAL - ADDITIONAL SITE ASSESSMENT REPORT DATED 07/1991					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5097775399/T0603703900.PDF					
Document Type:	Site Documents			Size :	1,305 KB	
Document Date:	7/25/1991*			Submitted By:	PINNACLE EMS (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	HISTORICAL - 2Q 1991 QUARTERLY PROGRESS REPORT DATED 07/1991					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4747311532/T0603703900.PDF					
Document Type:	Site Documents			Size :	1,176 KB	
Document Date:	1/29/1991*			Submitted By:	PINNACLE EMS (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	HISTORICAL - 4Q 1990 QUARTERLY PROGRESS REPORT DATED 01/1991					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7495239496/T0603703900.PDF					
Document Type:	Site Documents			Size :	3,199 KB	
Document Date:	12/28/1990*			Submitted By:	PINNACLE EMS (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	HISTORICAL - SITE ASSESSMENT PLAN DATED 12/1990					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5920157313/T0603703900.PDF					
Document Type:	Site Documents			Size :	1,042 KB	
Document Date:	7/31/1990*			Submitted By:	PINNACLE EMS (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	HISTORICAL - 2Q 1990 QUARTERLY PROGRESS REPORT DATED 07/1990					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8847658634/T0603703900.PDF					
9	2 of 2	WSW	0.07 / 393.47	205.35 / -1	ARCO #152 101 WHITTIER BLVD. E. MONTEBELLO CA 90640	LUST
Global ID:	T0603771386			County:	LOS ANGELES	
Status:	COMPLETED - CASE CLOSED			Latitude:	34.008252	
Status Date:	12/6/2004			Longitude:	-118.101038	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites & Military UST Site from GeoTracker Project Search Results Export; LUST Cleanup Sites & Military UST Site from GeoTracker Cleanup Sites Data Download

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	I-12043A	Potential COC:	Gasoline, Diesel
Local Case No:	11965-37059	How Discovered:	Other Means
Begin Date:	8/28/2002	Stop Method:	Close and Remove Tank
Lead Agency:	LOS ANGELES COUNTY	Stop Description:	
Local Agency:	LOS ANGELES COUNTY	Case Worker:	TS
CUF Case:	NO	File Location:	Local Agency
Potential Media of Concern:	Under Investigation		
How Discovered Description:	TANK REMOVAL		
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
DWR GW Subbasin Name:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Disadvantaged Community:			
Calenviroscreen Score:	91-95%		
Site History:			

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity

Action Type:	ENFORCEMENT
Date :	12/6/2004
Action:	Closure/No Further Action Letter
Action Type:	REMEDIATION
Date :	8/28/2002
Action:	Other (Use Description Field)
Action Type:	Other
Date :	8/28/2002
Action:	Leak Reported
Action Type:	Other
Date :	8/28/2002
Action:	Leak Discovery

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type:	Regional Board Caseworker	Address:	320 W. 4TH ST., SUITE 200
Contact Name:	YUE RONG	Email:	yrong@waterboards.ca.gov
City:	Los Angeles	Phone No:	
Organization Name:	LOS ANGELES RWQCB (REGION 4)		
Contact Type:	Local Agency Caseworker	Address:	900 S. FREMONT AVE.
Contact Name:	TIM SMITH	Email:	tsmith@dpw.lacounty.gov
City:	ALHAMBRA	Phone No:	
Organization Name:	LOS ANGELES COUNTY		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status:	Completed - Case Closed
Status Date:	12/6/2004
Status:	Open - Site Assessment
Status Date:	8/28/2002
Status:	Open - Case Begin Date
Status Date:	8/28/2002

LUST Sites from GeoTracker Search - Regulatory Profile

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Site Facility Name:	ARCO #152	Potential COC:	DIESEL, GASOLINE		
Site Facility Type:	LUST CLEANUP SITE	Facility Type:			
Cleanup Status:	COMPLETED - CASE CLOSED	Composting Method:			
Project Status:		Address:	101 WHITTIER BLVD. E.		
WDR Place Type:		City:	MONTEBELLO		
WDR File:		Zip:	90640		
WDR Order:		County:	LOS ANGELES		
CUF Priority Assig:		CUF Claim:			
CUF Amount Paid:					
File Location:	LOCAL AGENCY				
Designated Beneficial Use:	MUN, AGR, IND, PROC				
Project Oversight Agencies:					
Report Link:	https://geotracker.waterboards.ca.gov/profile_report?global_id=T0603771386				
Cleanup Status Detail:	COMPLETED - CASE CLOSED AS OF 12/6/2004				
Cleanup History Link:	https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603771386&tabname=regulatoryhistory				
Potential Media of Concern:	UNDER INVESTIGATION				
User Defined Beneficial Use:					
DWR GW Sub Basin:	Coastal Plain Of Los Angeles - Central (4-011.04)				
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)				
Post Closure Site Management:					
Future Land Use:					
Cleanup Oversight Agencies:	LOS ANGELES COUNTY (LEAD) - CASE #: 11965-37059 CASEWORKER: TIM SMITH LOS ANGELES RWQCB (REGION 4) - CASE #: I-12043A CASEWORKER: YUE RONG				
Gndwater Monitoring Freque:					
Designated Beneficial Use Desc:	Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply				
Site History:					

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History

Status:	Completed - Case Closed
Date :	12/6/2004
Status:	Open - Case Begin Date
Date :	8/28/2002
Status:	Open - Site Assessment
Date :	8/28/2002

LUST Sites from GeoTracker Search - Cleanup Action Report (as of May 29, 2021)

Action Type:	OTHER (USE DESCRIPTION FIELD)	Begin Date:	8/28/2002
Phase:		End Date:	
Contaminant Mass Removed:			
Description:			

LUST Sites from GeoTracker Search - Regulatory Activities (as of May 29, 2021)

Action Type:	Other Regulatory Actions
Action Date:	12/6/2004
Received Issue Date:	12/6/2004
Action:	Closure/No Further Action Letter
Doc Link:	
Title Description Comments:	
Action Type:	Leak Action
Action Date:	8/28/2002
Received Issue Date:	
Action:	Leak Discovery

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

Title Description Comments:

Action Type: Leak Action
Action Date: 8/28/2002
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Action Type: Cleanup Action
Action Date: 8/28/2002
Received Issue Date:
Action: Other (Use Description Field)
Doc Link:
Title Description Comments:

LUST Sites from GeoTracker Search - Site Maps (as of May 29, 2021)

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/8759846329/T0603771386.pdf
Size : 19 KB
Submitted By: DELTA ENVIRONMENTAL (CONTRACTOR)
Submitted: 6/16/2004*

LUST Sites from GeoTracker Search - Documents (as of May 29, 2021)

Document Type: Site Documents
Document Date: 3/23/2005*
Type: REPORTS - OTHER
Title: WELL DESTRUCTION LETTER_030105
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6166288077/T0603771386.PDF
Size : 139 KB
Submitted By: DELTA ENVIRONMENTAL (CONTRACTOR)
Submitted:

Document Type: Site Documents
Document Date: 3/8/2005*
Type: REPORTS - OTHER
Title: WELL DESTRUCTION REPORT, 3/1/05
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7261487662/T0603771386.PDF
Size : 139 KB
Submitted By: DELTA ENVIRONMENTAL (CONTRACTOR)
Submitted:

10	1 of 1	WSW	0.09 / 465.48	209.28 / 3	ANDRADE RECYCLING INC 101 W WHITTIER BLVD MONTEBELLO CA 90640	RECYCLING
Cert ID:	RC260500.001			Wednesday:	8:00 am - 3:30 pm	
Operation:	8/11/2017			Thursday H:	8:00 am - 3:30 pm	
Rural:	N			Friday Hou:	8:00 am - 3:30 pm	
Organization:	ANDRADE RECYCLING INC			Saturday H:	9:00 am - 2:00 pm	
Aluminium:	Yes			Sunday Hou:	10:00 am - 2:00 pm	
Glass:	Yes			Mailing Ad:	101 W WHITTIER BLVD	
Plastic:	Yes			Mailing Ci:	MONTEBELLO	
Bimetal:	Yes			Mailing St:	CA	
Agency:	N/A			Mailing Zi:	90640	
Grand Fath:	N			Phone No:	(323) 537-7157	
Cert Status:				Website:		
Operatione:				Email:	andraderecyclinginc@yahoo.com	
Monday Hou:	8:00 am - 3:30 pm			Hours of Ope:	MON - FRI 8:00 AM - 5:00 PM; SAT - SUN 8:00 AM - 3:00 PM	
Tuesday Ho:	8:00 am - 3:30 pm			County:	LOS ANGELES	

11	1 of 2	W	0.10 / 529.39	210.33 / 4	PARTY WAREHOUSE 109 W WHITTIER BLVD	CERS HAZ
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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MONTEBELLO CA 90640

Site ID: 141832
 Latitude: 34.008301
 Longitude: -118.101257
 County:

Regulated Programs

El ID:	10274902	El Description:	Chemical Storage Facilities
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Violations

Violation Date:	08/02/2021	Violation Source:	CERS
Violation Program:	HMRRP	Violation Division:	Los Angeles County Fire Department
Citation:	HSC 6.95 25508(a)(3) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(3)		
Violation Notes:			

Returned to compliance on 08/02/2021. OBSERVATION: The business failed to establish and electronically submit adequate emergency response procedures for a release or threatened release of a hazardous material. CORRECTIVE ACTION: Establish and electronically submit adequate emergency response procedures for a release or threatened release of a hazardous material within 30 days. The violation was corrected on site.

Violation Description:

Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.

Violations

Violation Date:	08/02/2021	Violation Source:	CERS
Violation Program:	HMRRP	Violation Division:	Los Angeles County Fire Department
Citation:	HSC 6.95 25508(a)(3) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(3)		
Violation Notes:			

Returned to compliance on 08/02/2021. OBSERVATION: The business failed to electronically submit a site map with all required content including: north orientation, loading area, internal roads, adjacent streets, storm and sewer drains, access and exit points, emergency shut offs, evacuation staging area, hazardous materials/waste storage areas and emergency response equipment. CORRECTIVE ACTION: Electronically submit a site map with all required content. The violation was corrected on site.

Violation Description:

Failure to complete and electronically submit a site map with all required content.

Violations

Violation Date:	08/02/2021	Violation Source:	CERS
Violation Program:	HMRRP	Violation Division:	Los Angeles County Fire Department
Citation:	HSC 6.95 25508(a)(3) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(3)		
Violation Notes:			

Returned to compliance on 08/02/2021. OBSERVATION: The business failed to electronically submit complete and accurate chemical inventory information for all hazardous materials on site at or above reportable quantities. CORRECTIVE ACTION: Electronically submit complete and accurate chemical inventory information for all hazardous materials on site at or above reportable quantities. The violation was corrected on site.

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Violation Date:	07/26/2018	Violation Source:	CERS
Violation Program:	HMRRP	Violation Division:	Los Angeles County Fire Department
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)		
Violation Notes:			

Returned to compliance on 07/03/2019.

Violation Description:

Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.

Violations

Violation Date:	07/26/2018	Violation Source:	CERS
Violation Program:	HMRRP	Violation Division:	Los Angeles County Fire Department
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)		
Violation Notes:			

Returned to compliance on 07/03/2019.

Violation Description:

Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

Evaluations

Eval Date:	01/03/2014
Violations Found:	No
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

Eval Date:	01/03/2014
Violations Found:	Yes
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

INSPECTED BY G.TO CONSENT GIVEN BY JOE DERIAN; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date:	04/02/2014
Violations Found:	No
Eval General Type:	Other/Unknown
Eval Type:	Other, not routine, done by local agency
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

CERS REVIEW.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date:	07/26/2018
Violations Found:	Yes
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

Randy Derian, VP; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date:	08/02/2021
Violations Found:	Yes
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

JOE DERIAN, OWNER; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc:	CUPA District
Entity Name:	Los Angeles County Fire
Entity Title:	
Address:	5825 Rickenbacker Road
City:	Commerce
State:	CA
Country:	
Zip Code:	90040-3027
Phone:	(323) 890-4000

Affil Type Desc:	Property Owner
Entity Name:	DERIAN BROTHERS LLC.
Entity Title:	
Address:	109 W WHITTIER BLVD
City:	MONTEBELLO
State:	CA
Country:	United States
Zip Code:	90640
Phone:	(323) 722-3524

Affil Type Desc:	Document Preparer
Entity Name:	JOE DERIAN
Entity Title:	
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	

Affil Type Desc:	Identification Signer
Entity Name:	JOE DERIAN
Entity Title:	VICE-PRESIDENT
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	

Affil Type Desc:	Parent Corporation
Entity Name:	PARTY WAREHOUSE
Entity Title:	
Address:	
City:	
State:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Country: Zip Code: Phone:						
Affil Type Desc: Entity Name: Entity Title: Address: City: State: Country: Zip Code: Phone:		Facility Mailing Address Mailing Address 109 W. WHITTIER BLVD MONTEBELLO CA 90640				
Affil Type Desc: Entity Name: Entity Title: Address: City: State: Country: Zip Code: Phone:		Operator JOE DERIAN (323) 722-3524				
Affil Type Desc: Entity Name: Entity Title: Address: City: State: Country: Zip Code: Phone:		Environmental Contact JOE DERIAN 109 W. WHITTIER BLVD MONTEBELLO CA 90640				
Affil Type Desc: Entity Name: Entity Title: Address: City: State: Country: Zip Code: Phone:		Legal Owner DERIAN FAMILY FOODS INC 109 W. WHITTIER BLVD MONTEBELLO CA United States 90640 (323) 722-3524				

Coordinates

Env Int Type Code:	HMBP	Longitude:	-118.101260
Program ID:	10274902	Coord Name:	
Latitude:	34.008300	Ref Point Type Desc:	Center of a facility or station.

<u>11</u>	2 of 2	W	0.10 / 529.39	210.33 / 4	PARTY WAREHOUSE 109 W WHITTIER BLVD MONTEBELLO CA 90640	CUPA LA COUNTY
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Facility ID: FA0043460
CERS ID: 10274902

Active Facility Details

PE: 3003

<u>12</u>	1 of 1	SE	0.12 / 653.33	180.04 / -26	LA COUNTY, IVY STREET PP 232 E WHITTIER BLVD MONTEBELLO CA 90640-0000	RCRA NON GEN
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
EPA Handler ID:		CAL000206248				
Gen Status Universe:		No Report				
Contact Name:		ADRIANA FLORES				
Contact Address:		900 SOUTH FREMONT AVE. , , ALHAMBRA , CA, 91803-1331 ,				
Contact Phone No and Ext:		626-458-7390				
Contact Email:		AFLORES@DPW.LACOUNTY.GOV				
Contact Country:						
County Name:		LOS ANGELES				
EPA Region:		09				
Land Type:						
Receive Date:		20010314				
Location Latitude:		34.007396				
Location Longitude:		-118.097595				

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20010314
Handler Name: LA COUNTY, IVY STREET PP
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	900 SOUTH FREMONT AVE.
Name:	ADRIANA FLORES	Street 2:	
Date Became Current:		City:	ALHAMBRA
Date Ended Current:		State:	CA
Phone:	626-458-7390	Country:	
Source Type:	Implementer	Zip Code:	91803-1331
Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	900 S FREMONT AVE
Name:	LA COUNTY PUBLIC WORKS	Street 2:	
Date Became Current:		City:	ALHAMBRA
Date Ended Current:		State:	CA
Phone:	626-458-7390	Country:	
Source Type:	Implementer	Zip Code:	91803-1331

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
13	1 of 3	SE	0.14 / 738.01	182.46 / -24	HK AUTO SALVAGE INC 247 E WHITTIER BLVD MONTEBELLO CA 90640-5317	RCRA NON GEN

EPA Handler ID: CAL000343209
Gen Status Universe: No Report
Contact Name: RON LEE
Contact Address: 247 E WHITTIER BLVD , , MONTEBELLO , CA, 90640 ,
Contact Phone No and Ext: 626-905-1230
Contact Email: RONDLEE@YAHOO.COM
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20090520
Location Latitude: 34.007003
Location Longitude: -118.097062

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20090520
Handler Name: HK AUTO SALVAGE INC
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	247 E WHITTIER BLVD
Name:	RON LEE	Street 2:	
Date Became Current:		City:	MONTEBELLO
Date Ended Current:		State:	CA
Phone:	626-905-1230	Country:	
Source Type:	Implementer	Zip Code:	90640

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	247 E WHITTIER BLVD
Name:	HK AUTO SALVAGE INC	Street 2:	

79 erisinfo.com | Environmental Risk Information Services Order No: 21102102250

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
15	1 of 1	W	0.15 / 800.26	210.09 / 4	NEW LIFE AUTOMOTIVE 221 W WHITTIER BLVD MONTEBELLO CA 90640	CUPA LA COUNTY
Facility ID:		FA0029889				
CERS ID:		10774018				
<u>Active Facility Details</u>						
PE:		1001				
PE:		3001				
<u>Inactive Facility Details</u>						
PE:		3001				
16	1 of 3	W	0.15 / 804.60	210.09 / 4	EXECUTIVE AUTO RECONDITIONING 221 1/2 W WHITTIER BLVD MONTEBELLO CA 92640	RCRA NON GEN
EPA Handler ID:		CAL000432016				
Gen Status Universe:		No Report				
Contact Name:		FELIPE LOPEZ				
Contact Address:		4424 SANTA ANITA AVE STE 202 , , EL MONTE , CA, 91731 ,				
Contact Phone No and Ext:		626-416-3341				
Contact Email:		FLOPEZ@EXECUTIVEAR.COM				
Contact Country:						
County Name:		LOS ANGELES				
EPA Region:		09				
Land Type:						
Receive Date:		20171109				
Location Latitude:		34.008702				
Location Longitude:		-118.102088				
<u>Violation/Evaluation Summary</u>						
Note:		NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).				
<u>Handler Summary</u>						
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				
<u>Hazardous Waste Handler Details</u>						
Sequence No:		1				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Receive Date:		20171109				
Handler Name:		EXECUTIVE AUTO RECONDITIONING				
Source Type:		Implementer				
Federal Waste Generator Code:		N				
Generator Code Description:		Not a Generator, Verified				
<u>Owner/Operator Details</u>						
Owner/Operator Ind:		Current Owner			Street No:	
Type:		Other			Street 1:	
Name:		WENDELL PENA			4912 LA MADERA AVE	
Date Became Current:					Street 2:	
Date Ended Current:					City:	
Phone:		626-329-1413			EL MONTE	
Source Type:		Implementer			State:	
					CA	
					Country:	
					91732	
Zip Code:						
Owner/Operator Ind:		Current Operator			Street No:	
Type:		Other			Street 1:	
Name:		FELIPE LOPEZ			4424 SANTA ANITA AVE STE 202	
Date Became Current:					Street 2:	
Date Ended Current:					City:	
Phone:		626-416-3341			EL MONTE	
Source Type:		Implementer			State:	
					CA	
					Country:	
					91731	
Zip Code:						

[16](#) 2 of 3 **W** **0.15 / 804.60** **210.09 / 4** **PRECISE AUTO RECON INC** **RCRA TSD**
221 1/2 W WHITTIER BLVD
MONTEBELLO CA 90640

EPA Handler ID: CAL000445172
Gen Status Universe: No Report
Contact Name: JUAN VIRGEN
Contact Address: 221 1/2 W WHITTIER BLVD , , MONTEBELLO , CA, 90640 ,
Contact Phone No and Ext: 818-451-7239
Contact Email: JUANVIRGEN2157@YAHOO.COM
Contact Country:
Land Type:
County Name: LOS ANGELES
EPA Region: 09
Receive Date: 20190412
Location Latitude: 34.008702
Location Longitude: -118.102088

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Smelting, Melting and Refining: No
Underground Injection Control: 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

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

Sequence No: 1
Receive Date: 20190412
Handler Name: PRECISE AUTO RECON INC
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	3447 BELCROFT AVE APT #11
Name:	JUAN VIRGEN	Street 2:	
Date Became Current:		City:	EL MONTE
Date Ended Current:		State:	CA
Phone:	818-451-7239	Country:	
Source Type:	Implementer	Zip Code:	91732

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	221 1/2 W WHITTIER BLVD
Name:	JUAN VIRGEN	Street 2:	
Date Became Current:		City:	MONTEBELLO
Date Ended Current:		State:	CA
Phone:	818-451-7239	Country:	
Source Type:	Implementer	Zip Code:	90640

16	3 of 3	W	0.15 / 804.60	210.09 / 4	PRECISE AUTO RECON INC 221 1/2 W WHITTIER BLVD MONTEBELLO CA 90640	RCRA NON GEN
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EPA Handler ID: CAL000445172
Gen Status Universe: No Report
Contact Name: JUAN VIRGEN
Contact Address: 221 1/2 W WHITTIER BLVD , , MONTEBELLO , CA, 90640 ,
Contact Phone No and Ext: 818-451-7239
Contact Email: JUANVIRGEN2157@YAHOO.COM
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20190412
Location Latitude: 34.008702
Location Longitude: -118.102088

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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: 20190412
Handler Name: PRECISE AUTO RECON INC
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	3447 BELCROFT AVE APT #11
Name:	JUAN VIRGEN	Street 2:	
Date Became Current:		City:	EL MONTE
Date Ended Current:		State:	CA
Phone:	818-451-7239	Country:	
Source Type:	Implementer	Zip Code:	91732

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	221 1/2 W WHITTIER BLVD
Name:	JUAN VIRGEN	Street 2:	
Date Became Current:		City:	MONTEBELLO
Date Ended Current:		State:	CA
Phone:	818-451-7239	Country:	
Source Type:	Implementer	Zip Code:	90640

17	1 of 1	NW	0.17 / 879.65	209.83 / 4	AUGUSTIN MARES 109 W FREEMONT SQUARE MONTEBELLO CA 90640	RCRA NON GEN
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EPA Handler ID: CAC003084957
Gen Status Universe: No Report
Contact Name: AUGUSTIN MARES
Contact Address: 109 W FREEMONT SQUARE , , MONTEBELLO , CA, 90640 ,
Contact Phone No and Ext: 562-755-8390
Contact Email: SCHEDULING@PWSEI.COM
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20200922
Location Latitude:
Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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						
<u>Hazardous Waste Handler Details</u>						
Sequence No: 1 Receive Date: 20200922 Handler Name: AUGUSTIN MARES Source Type: Implementer Federal Waste Generator Code: N Generator Code Description: Not a Generator, Verified						
<u>Owner/Operator Details</u>						
Owner/Operator Ind: Current Owner Type: Other Name: AUGUSTIN MARES Date Became Current: Date Ended Current: Phone: 562-755-8390 Source Type: Implementer Owner/Operator Ind: Current Operator Type: Other Name: AUGUSTIN MARES Date Became Current: Date Ended Current: Phone: 562-755-8390 Source Type: Implementer						
Street No: Street 1: 109 W FREEMONT SQUARE Street 2: City: MONTEBELLO State: CA Country: Zip Code: 90640						
Street No: Street 1: 109 W FREEMONT SQUARE Street 2: City: MONTEBELLO State: CA Country: Zip Code: 90640						
18	1 of 3	SE	0.17 / 911.27	182.08 / -24	CARINA AUTO CENTER INC 259 E WHITTIER BLVD MONTEBELLO CA 90640	CUPA LA COUNTY
Facility ID: FA0048276 CERS ID: 10750723						
<u>Active Facility Details</u>						
PE: 1000						
18	2 of 3	SE	0.17 / 911.27	182.08 / -24	NASA DISPOSAL SERVICE 259 E WHITTIER BLVD MONTEBELLO CA 90640	CUPA LA COUNTY
Facility ID: FA0029681 CERS ID: 0						
<u>Inactive Facility Details</u>						
PE: 1001						
18	3 of 3	SE	0.17 / 911.27	182.08 / -24	CARINA AUTO CENTER INC 259 E WHITTIER BLVD MONTEBELLO CA 90640	RCRA NON GEN

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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EPA Handler ID: CAL000459241
Gen Status Universe: No Report
Contact Name: KARLO AVASPIAN
Contact Address: 259 E WHITTIER BLVD , , MONTEBELLO , CA, 90640 ,
Contact Phone No and Ext: 818-319-5476
Contact Email:
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20210106
Location Latitude:
Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20210106
Handler Name: CARINA AUTO CENTER INC
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	1166 ELM AVE
Name:	CARINA AUTO CENTER INC	Street 2:	
Date Became Current:		City:	GLENDALE
Date Ended Current:		State:	CA
Phone:	818-648-5445	Country:	
Source Type:	Implementer	Zip Code:	91201
Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	259 E WHITTIER BLVD
Name:	KARLO AVASPIAN	Street 2:	
Date Became Current:		City:	MONTEBELLO
Date Ended Current:		State:	CA
Phone:	818-319-5476	Country:	
Source Type:	Implementer	Zip Code:	90640

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
19	1 of 1	SE	0.17 / 920.19	181.53 / -25	PUBLIC STORAGE 20290 240 E WHITTIER BLVD MONTEBELLO CA 90640	RCRA NON GEN

EPA Handler ID: CAC002991733
Gen Status Universe: No Report
Contact Name: CLINT MCREYNOLDS
Contact Address: 2200 K AVENUE, SUITE 200 , , PLANO , TX, 75074 ,
Contact Phone No and Ext: 972-665-6103
Contact Email: CMCREYNOLDS@PUBLICSTORAGE.COM
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20181205
Location Latitude: 34.00758
Location Longitude: -118.096461

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20181205
Handler Name: PUBLIC STORAGE 20290
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	2200 K AVENUE, SUITE 200
Name:	CLINT MCREYNOLDS	Street 2:	
Date Became Current:		City:	PLANO
Date Ended Current:		State:	TX
Phone:	972-665-6103	Country:	
Source Type:	Implementer	Zip Code:	75074

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	701 WESTERN AVE
Name:	PUBLIC STORAGE	Street 2:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Became Current:				City:	GLENDAL	
Date Ended Current:				State:	CA	
Phone:		972-665-6103		Country:		
Source Type:		Implementer		Zip Code:	91201	

20	1 of 1	W	0.18 / 972.40	202.30 / -4	JIMMY'S FAMOUS SUPERBURGERS 201 W WHITTIER BLVD MONTEBELLO CA 96640	EMISSIONS
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1990 Criteria Data

Facility ID:	66204	CERR Code:	
Facility SIC Code:	5812	TOGT:	0
CO:	19	ROGT:	0
Air Basin:	SC	COT:	
District:	SC	NOXT:	
COID:	LA	SOXT:	
DISN:	SOUTH COAST AQMD	PMT:	.1
CHAPIS:		PM10T:	.095

1990 Toxic Data

Facility ID:	66204	COID:	LA
Facility SIC Code:	5812	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

21	1 of 2	SE	0.20 / 1,030.97	181.58 / -25	MY AUTO CENTER 255 E WHITTIER BLVD MONTEBELLO CA 90640	EMISSIONS
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2015 Toxic Data

Facility ID:	170746	COID:	LA
Facility SIC Code:	7532	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2016 Toxic Data

Facility ID:	170746	TS:	
Facility SIC Code:	7532	HRA:	
CERR CODE:		CH Index:	
COID:	LA	AH Index:	
CO:	19	Air Basin:	SC
DISN:	SOUTH COAST AQMD	District:	SC
CHAPIS:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>2017 Toxic Data</u>						
Facility ID:	170746			COID:	LA	
Facility SIC Code:	7532			DISN:	SOUTH COAST AQMD	
CO:	19			CHAPIS:		
Air Basin:	SC			CERR Code:		
District:	SC					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						
<u>2018 Toxic Data</u>						
Facility ID:	170746			COID:	LA	
Facility SIC Code:	7532			DISN:	SOUTH COAST AQMD	
CO:	19			CHAPIS:		
Air Basin:	SC			CERR Code:		
District:	SC					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						
<u>2019 Toxic Data</u>						
CO:	19			CHAPIS:		
Air Basin:	SC			CERR Code:		
Facility ID:	170746			TS:		
District:	SC			Health Risk Asmt:		
Facility SIC Code:	7532			NonCncrChrnichHazInd		
				:		
COID:	LA			NonCncrActeHazInd:		
DISN:	SOUTH COAST AQMD					
21	2 of 2	SE	0.20 / 1,030.97	181.58 / -25	MY AUTO CENTER 255 E WHITTIER BLVD MONTEBELLO CA 90640	CUPA LA COUNTY
Facility ID:	FA0038036					
CERS ID:	10273468					
<u>Active Facility Details</u>						
PE:	3001					
PE:	1001					
22	1 of 1	NE	0.20 / 1,040.36	213.28 / 7	CA	PFAS GW
Well ID:	1910091-001					
Latitude:	34.011303					
Longitude:	-118.096397					
Data Source(s):	Perfluorooctanoic Acid; 4,8-Dioxa-3H-perfluorononanoic acid; Perfluorobutanesulfonic acid; Perfluorododecanoic acid; Perfluorohexanoic acid; Perfluoroheptanoic acid; Perfluorohexanesulfonic acid; Perfluorononanoic acid; Perfluorooctadecanoic acid; Perfluorotetradecanoic acid; Perfluorotridecanoic acid; Perfluoroundecanoic acid					
<u>Perfluorooctanoic Acid</u>						
Chemical:	PFOA			RL:	UNK	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Results:	20				Top of Screen (ft):	0
Date :	08/22/2019				Screen Length (ft):	80
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-001
Well Type:	MUNICIPAL				Other Names:	WELL 07
Well Depth (ft):						
<u>Perfluorooctanoic Acid</u>						
Chemical:	PFOA				RL:	UNK
Results:	23				Top of Screen (ft):	0
Date :	07/01/2019				Screen Length (ft):	80
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-001
Well Type:	MUNICIPAL				Other Names:	WELL 07
Well Depth (ft):						
<u>Perfluorooctanoic Acid</u>						
Chemical:	PFOA				RL:	UNK
Results:	13				Top of Screen (ft):	0
Date :	02/18/2020				Screen Length (ft):	80
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-001
Well Type:	MUNICIPAL				Other Names:	WELL 07
Well Depth (ft):						
<u>Perfluorooctanoic Acid</u>						
Chemical:	PFOA				RL:	UNK
Results:	13				Top of Screen (ft):	0
Date :	11/19/2019				Screen Length (ft):	80
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-001
Well Type:	MUNICIPAL				Other Names:	WELL 07
Well Depth (ft):						
<u>Perfluorooctanoic Acid</u>						
Chemical:	PFOA				RL:	UNK
Results:	22				Top of Screen (ft):	0
Date :	05/28/2019				Screen Length (ft):	80
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-001
Well Type:	MUNICIPAL				Other Names:	WELL 07
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA				RL:	UNK
Results:	8.8				Top of Screen (ft):	0
Date :	07/01/2019				Screen Length (ft):	80
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-001
Well Type:	MUNICIPAL				Other Names:	WELL 07
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA				RL:	UNK
Results:	1.7				Top of Screen (ft):	0
Date :	02/18/2020				Screen Length (ft):	80

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:	UNK	
Results:	7.7			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:	UNK	
Results:	9.6			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-001	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Well Type:	MUNICIPAL				Other Names:	WELL 07
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:		UNK
Results:	6.5			Top of Screen (ft):		0
Date :	11/19/2019			Screen Length (ft):		80
Units:	NG/L			Source:		DHS
Qualifer:				Source Name:		1910091-001
Well Type:	MUNICIPAL			Other Names:		WELL 07
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:		UNK
Results:	12			Top of Screen (ft):		0
Date :	08/22/2019			Screen Length (ft):		80
Units:	NG/L			Source:		DHS
Qualifer:				Source Name:		1910091-001
Well Type:	MUNICIPAL			Other Names:		WELL 07
Well Depth (ft):						
<u>Perfluorododecanoic acid</u>						
Chemical:	PFDOA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	08/22/2019			Screen Length (ft):		80
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-001
Well Type:	MUNICIPAL			Other Names:		WELL 07
Well Depth (ft):						
<u>Perfluorododecanoic acid</u>						
Chemical:	PFDOA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	11/19/2019			Screen Length (ft):		80
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-001
Well Type:	MUNICIPAL			Other Names:		WELL 07
Well Depth (ft):						
<u>Perfluorododecanoic acid</u>						
Chemical:	PFDOA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	02/18/2020			Screen Length (ft):		80
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-001
Well Type:	MUNICIPAL			Other Names:		WELL 07
Well Depth (ft):						
<u>Perfluorododecanoic acid</u>						
Chemical:	PFDOA			RL:		UNK
Results:	8.7			Top of Screen (ft):		0
Date :	05/28/2019			Screen Length (ft):		80
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-001
Well Type:	MUNICIPAL			Other Names:		WELL 07
Well Depth (ft):						

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

Chemical:	PFDOA	RL:	UNK
Results:	8.8	Top of Screen (ft):	0
Date :	07/01/2019	Screen Length (ft):	80
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-001
Well Type:	MUNICIPAL	Other Names:	WELL 07
Well Depth (ft):			

Perfluorohexanoic acid

Chemical:	PFHA	RL:	UNK
Results:	8.8	Top of Screen (ft):	0
Date :	07/01/2019	Screen Length (ft):	80
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-001
Well Type:	MUNICIPAL	Other Names:	WELL 07
Well Depth (ft):			

Perfluorohexanoic acid

Chemical:	PFHA	RL:	UNK
Results:	4	Top of Screen (ft):	0
Date :	11/19/2019	Screen Length (ft):	80
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-001
Well Type:	MUNICIPAL	Other Names:	WELL 07
Well Depth (ft):			

Perfluorohexanoic acid

Chemical:	PFHA	RL:	UNK
Results:	7.6	Top of Screen (ft):	0
Date :	08/22/2019	Screen Length (ft):	80
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-001
Well Type:	MUNICIPAL	Other Names:	WELL 07
Well Depth (ft):			

Perfluorohexanoic acid

Chemical:	PFHA	RL:	UNK
Results:	8.7	Top of Screen (ft):	0
Date :	05/28/2019	Screen Length (ft):	80
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-001
Well Type:	MUNICIPAL	Other Names:	WELL 07
Well Depth (ft):			

Perfluorohexanoic acid

Chemical:	PFHA	RL:	UNK
Results:	3.8	Top of Screen (ft):	0
Date :	02/18/2020	Screen Length (ft):	80
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-001
Well Type:	MUNICIPAL	Other Names:	WELL 07
Well Depth (ft):			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:	UNK	
Results:	8.8			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:	UNK	
Results:	5.6			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:	UNK	
Results:	3.5			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:	UNK	
Results:	3.4			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>Perfluorohexanesulfonic acid</u>						
Chemical:	PFHXSA			RL:	UNK	
Results:	6.2			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>Perfluorohexanesulfonic acid</u>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>Perfluorohexanesulfonic acid</u>						
Chemical:	PFHXSA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>Perfluorohexanesulfonic acid</u>						
Chemical:	PFHXSA			RL:	UNK	
Results:	8.8			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>Perfluorohexanesulfonic acid</u>						
Chemical:	PFHXSA			RL:	UNK	
Results:	8.9			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>Perfluorohexanesulfonic acid</u>						
Chemical:	PFHXSA			RL:	UNK	
Results:	5.2			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA			RL:	UNK	
Results:	3.9			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA			RL:	UNK	
Results:	2.7			Top of Screen (ft):	0	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date :	11/19/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA			RL:	UNK	
Results:	8.8			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA			RL:	UNK	
Results:	3.2			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	8.8			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Qualifer:	<				Source Name:	1910091-001
Well Type:	MUNICIPAL				Other Names:	WELL 07
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:		UNK
Results:	2			Top of Screen (ft):		0
Date :	08/22/2019			Screen Length (ft):		80
Units:	NG/L			Source:		DHS
Qualifer:				Source Name:		1910091-001
Well Type:	MUNICIPAL			Other Names:		WELL 07
Well Depth (ft):						
<u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA			RL:		UNK
Results:	8.7			Top of Screen (ft):		0
Date :	05/28/2019			Screen Length (ft):		80
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-001
Well Type:	MUNICIPAL			Other Names:		WELL 07
Well Depth (ft):						
<u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	02/18/2020			Screen Length (ft):		80
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-001
Well Type:	MUNICIPAL			Other Names:		WELL 07
Well Depth (ft):						
<u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	08/22/2019			Screen Length (ft):		80
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-001
Well Type:	MUNICIPAL			Other Names:		WELL 07
Well Depth (ft):						
<u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	11/19/2019			Screen Length (ft):		80
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-001
Well Type:	MUNICIPAL			Other Names:		WELL 07
Well Depth (ft):						
<u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA			RL:		UNK
Results:	8.8			Top of Screen (ft):		0
Date :	07/01/2019			Screen Length (ft):		80
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-001
Well Type:	MUNICIPAL			Other Names:		WELL 07
Well Depth (ft):						

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

Perfluorotridecanoic acid

Chemical:	PFTRIDA	RL:	UNK
Results:	1.7	Top of Screen (ft):	0
Date :	02/18/2020	Screen Length (ft):	80
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-001
Well Type:	MUNICIPAL	Other Names:	WELL 07
Well Depth (ft):			

Perfluorotridecanoic acid

Chemical:	PFTRIDA	RL:	UNK
Results:	8.7	Top of Screen (ft):	0
Date :	05/28/2019	Screen Length (ft):	80
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-001
Well Type:	MUNICIPAL	Other Names:	WELL 07
Well Depth (ft):			

Perfluorotridecanoic acid

Chemical:	PFTRIDA	RL:	UNK
Results:	1.7	Top of Screen (ft):	0
Date :	08/22/2019	Screen Length (ft):	80
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-001
Well Type:	MUNICIPAL	Other Names:	WELL 07
Well Depth (ft):			

Perfluorotridecanoic acid

Chemical:	PFTRIDA	RL:	UNK
Results:	8.8	Top of Screen (ft):	0
Date :	07/01/2019	Screen Length (ft):	80
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-001
Well Type:	MUNICIPAL	Other Names:	WELL 07
Well Depth (ft):			

Perfluorotridecanoic acid

Chemical:	PFTRIDA	RL:	UNK
Results:	1.7	Top of Screen (ft):	0
Date :	11/19/2019	Screen Length (ft):	80
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-001
Well Type:	MUNICIPAL	Other Names:	WELL 07
Well Depth (ft):			

Perfluoroundecanoic acid

Chemical:	PFUNDCA	RL:	UNK
Results:	1.7	Top of Screen (ft):	0
Date :	08/22/2019	Screen Length (ft):	80
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-001
Well Type:	MUNICIPAL	Other Names:	WELL 07
Well Depth (ft):			

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

Chemical:	PFUNDCA	RL:	UNK
Results:	8.8	Top of Screen (ft):	0
Date :	07/01/2019	Screen Length (ft):	80
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-001
Well Type:	MUNICIPAL	Other Names:	WELL 07
Well Depth (ft):			

Perfluoroundecanoic acid

Chemical:	PFUNDCA	RL:	UNK
Results:	8.7	Top of Screen (ft):	0
Date :	05/28/2019	Screen Length (ft):	80
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-001
Well Type:	MUNICIPAL	Other Names:	WELL 07
Well Depth (ft):			

Perfluoroundecanoic acid

Chemical:	PFUNDCA	RL:	UNK
Results:	1.7	Top of Screen (ft):	0
Date :	02/18/2020	Screen Length (ft):	80
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-001
Well Type:	MUNICIPAL	Other Names:	WELL 07
Well Depth (ft):			

Perfluoroundecanoic acid

Chemical:	PFUNDCA	RL:	UNK
Results:	1.7	Top of Screen (ft):	0
Date :	11/19/2019	Screen Length (ft):	80
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-001
Well Type:	MUNICIPAL	Other Names:	WELL 07
Well Depth (ft):			

23	1 of 1	W	0.20 / 1,044.55	206.07 / 0	BORDEN METAL PRODUCTS 310 W. WHITTIER BOULEVARD SANTA FE SPRINGS RD. SANTA FE SPRINGS CA 90670	HHSS
County:		Los Angeles				
Tank Details Microfiche:		http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002634b.pdf				

24	1 of 2	NE	0.21 / 1,085.82	212.44 / 6	MONTEBELLO LAND & WATER CO. LANDFILL 344 Madison MONTEBELLO CA 90640	LDS
Global ID:		L10001028759				
County:		Los Angeles				
		Latitude:		34.0133427524367		
		Longitude:		-118.093886375427		

LDS Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	CI-5668	Cal Enviroscreen:	91-95%
Loc Case No:		CUF Case:	NO

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Status:	Open - Operating				Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Status Date:	5/31/2016				Caseworker:	EC
Begin Date:					Local Agency:	
Case Type:	Land Disposal Site				File Location:	Regional Board
Potential COC:						
Potential Media of Concern:						
How Discovered:						
How Discovered Description:						
Stop Method:						
Stop Description:						
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)					
DWR GW Subbasin Name:	Coastal Plain Of Los Angeles - Central (4-011.04)					
Disadvantaged Community:	Severely Disadvantaged Community					
Site History:						

LDS Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity

Action: Site Visit / Inspection / Sampling
Date: 2019-07-03 00:00:00
Action Type: ENFORCEMENT

Action: Site Visit / Inspection / Sampling
Date: 2018-06-01 00:00:00
Action Type: ENFORCEMENT

Action: Site Visit / Inspection / Sampling
Date: 2017-02-10 00:00:00
Action Type: ENFORCEMENT

Action: Site Visit / Inspection / Sampling
Date: 2016-02-10 00:00:00
Action Type: ENFORCEMENT

Action: Letter - Notice
Date: 2015-12-11 00:00:00
Action Type: ENFORCEMENT

Action: Site Visit / Inspection / Sampling
Date: 2015-01-16 00:00:00
Action Type: ENFORCEMENT

Action: Site Visit / Inspection / Sampling
Date: 2014-05-02 00:00:00
Action Type: ENFORCEMENT

Action: Site Visit / Inspection / Sampling
Date: 2013-04-04 00:00:00
Action Type: ENFORCEMENT

Action: Monitoring Report - Annually
Date: 2013-01-04 00:00:00
Action Type: RESPONSE

Action: Waste Discharge Requirements
Date: 2012-11-28 00:00:00
Action Type: ENFORCEMENT

Action: Staff Letter
Date: 2012-10-31 00:00:00
Action Type: ENFORCEMENT

Action: Staff Letter
Date: 2012-10-17 00:00:00
Action Type: ENFORCEMENT

Action: Staff Letter
Date: 2012-07-19 00:00:00

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Action Type:		ENFORCEMENT				
Action:		Site Visit / Inspection / Sampling				
Date:		2012-01-25 00:00:00				
Action Type:		ENFORCEMENT				
Action:		Notice of Violation				
Date:		2011-04-08 00:00:00				
Action Type:		ENFORCEMENT				
Action:		Site Visit / Inspection / Sampling				
Date:		2011-01-05 00:00:00				
Action Type:		ENFORCEMENT				
Action:		Staff Letter				
Date:		2010-11-22 00:00:00				
Action Type:		ENFORCEMENT				
Action:		File review				
Date:		2010-09-30 00:00:00				
Action Type:		ENFORCEMENT				
Action:		Waste Discharge Requirements				
Date:		1997-05-17 00:00:00				
Action Type:		ENFORCEMENT				

LDS Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type:	Regional Board Caseworker	Address:	320 W. 4TH ST., SUITE 200
Contact Name:	ENRIQUE CASAS	Email:	ecasas@waterboards.ca.gov
City:	LOS ANGELES	Phone No:	
Organization Name:	LOS ANGELES RWQCB (REGION 4)		

LDS Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status:	Open - Operating
Status Date:	2016-05-31 00:00:00
Status:	Open - Verification Monitoring
Status Date:	2012-11-08 00:00:00

LDS Sites from GeoTracker Search - Regulatory Profile (as of Feb 27, 2021)

Site Facility Name:	MONTEBELLO LAND & WATER CO. LANDFILL	Address:	344 MADISON
Site Facility Type:	LAND DISPOSAL SITE	City:	MONTEBELLO
Cleanup Status:	OPEN - OPERATING	Zip:	90640
Project Status:		County:	LOS ANGELES
Potential COC:	NONE SPECIFIED	Cuf Claim No:	
WDR Place Type:		CUF Priority Assig:	
Wdr File No:		CUF Amount Paid:	
Wdr Order No:			
Designated Beneficial Use:	MUN, AGR, IND, PROC		
Designated Beneficl Use Desc:	Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply		
Project Oversight Agencies:			
Report Link:	https://geotracker.waterboards.ca.gov/profile_report?global_id=L10001028759		
Cleanup Status Detail:	OPEN - OPERATING AS OF 5/31/2016		
Cleanup History Link:	https://geotracker.waterboards.ca.gov/profile_report_include?global_id=L10001028759&tabname=regulatoryhistory		
Potential Media of Concern:	NONE SPECIFIED		
User Defined Beneficial Use:			
DWR GW Sub Basin:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
Post Closure Site Management:			
Future Land Use:			
Facility Type:	TITLE 27 - NON-MUNICIPAL SOLID WASTE LANDFILL		
Composting Method:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Gndwater Monitoring Frequen:
Cleanup Oversight Agencies:**

LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 70-029
CASEWORKER: ENRIQUE CASAS
LOS ANGELES RWQCB (REGION 4) - CASE #: CI-5668
CASEWORKER: ENRIQUE CASAS
REGIONAL BOARD

**File Location:
Site History:**

No site history available

LDS Sites from GeoTracker Search - Cleanup Status History (as of Feb 27, 2021)

Status: Open - Operating
Date: 5/31/2016

Status: Open - Verification Monitoring
Date: 11/8/2012

LDS Sites from GeoTracker Search - Regulatory Activities (as of Feb 27, 2021)

Action Type: Enforcement/Orders
Action Date: 5/17/1997
Received Issue Date: 5/17/1997
Action: Waste Discharge Requirements
Doc Link:
Title Description Comment: Waste Discharge Requirements Order No. 97-066

Action Type: Other Regulatory Actions
Action Date: 9/30/2010
Received Issue Date: 9/30/2010
Action: File review
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6329073&temptable=ENFORCEMENT
Title Description Comment: 70-029_Montebello Land & Water Co. Landfill

Action Type: Other Regulatory Actions
Action Date: 11/22/2010
Received Issue Date: 11/22/2010
Action: Staff Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6074562&temptable=ENFORCEMENT
Title Description Comment: Electronic Submittal of Information

Action Type: Other Regulatory Actions
Action Date: 1/5/2011
Received Issue Date: 1/5/2011
Action: Site Visit / Inspection / Sampling
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6308686&temptable=ENFORCEMENT
Title Description Comment: Inspection Report

Action Type: Enforcement/Orders
Action Date: 4/8/2011
Received Issue Date: 4/8/2011
Action: Notice of Violation
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6098885&temptable=ENFORCEMENT
Title Description Comment: Notice of Violation Late Reporting

Action Type: Other Regulatory Actions
Action Date: 1/25/2012
Received Issue Date: 1/25/2012
Action: Site Visit / Inspection / Sampling
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6308685&temptable=ENFORCEMENT
Title Description Comment: Inspection Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Action Type:		Other Regulatory Actions				
Action Date:		7/19/2012				
Received Issue Date:		7/19/2012				
Action:		Staff Letter				
Doc Link:		https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6130813&temptable=ENFORCEMENT				
Title Description Comment:		Tentative Order to Revise Waste Discharge Requirements				
Action Type:		Other Regulatory Actions				
Action Date:		10/17/2012				
Received Issue Date:		10/17/2012				
Action:		Staff Letter				
Doc Link:		https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6140227&temptable=ENFORCEMENT				
Title Description Comment:		Tentative Order to Revise Waste Discharge Requirements				
Action Type:		Other Regulatory Actions				
Action Date:		10/31/2012				
Received Issue Date:		10/31/2012				
Action:		Staff Letter				
Doc Link:		https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6141638&temptable=ENFORCEMENT				
Title Description Comment:		Tentative Order to Revise Waste Discharge Requirements				
Action Type:		Enforcement/Orders				
Action Date:		11/28/2012				
Received Issue Date:		11/28/2012				
Action:		Waste Discharge Requirements				
Doc Link:		https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6143967&temptable=ENFORCEMENT				
Title Description Comment:		Waste Discharge Requirements Order No. R4-2012-0172				
Action Type:		Response Requested - Reports				
Action Date:		1/4/2013				
Received Issue Date:		1/4/2013				
Action:		Monitoring Report - Annually				
Doc Link:		https://geotracker.waterboards.ca.gov/view_documents_all?global_id=L10001028759&doc_id=5909764				
Title Description Comment:		Annual 2012 Summary Waste Disposal Report				
Action Type:		Other Regulatory Actions				
Action Date:		4/4/2013				
Received Issue Date:		4/4/2013				
Action:		Site Visit / Inspection / Sampling				
Doc Link:		https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6308684&temptable=ENFORCEMENT				
Title Description Comment:		Inspection Report				
Action Type:		Other Regulatory Actions				
Action Date:		5/2/2014				
Received Issue Date:		5/2/2014				
Action:		Site Visit / Inspection / Sampling				
Doc Link:		https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6308682&temptable=ENFORCEMENT				
Title Description Comment:		Inspection Report				
Action Type:		Other Regulatory Actions				
Action Date:		1/16/2015				
Received Issue Date:		1/16/2015				
Action:		Site Visit / Inspection / Sampling				
Doc Link:		https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6308680&temptable=ENFORCEMENT				
Title Description Comment:		Inspection Report				
Action Type:		Notices				
Action Date:		12/11/2015				
Received Issue Date:		12/11/2015				
Action:		Letter - Notice				
Doc Link:		https://geotracker.waterboards.ca.gov/view_documents?				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title Description Comment:		global_id=L10001028759&enforcement_id=6308678&temptable=ENFORCEMENT El Nino Preparation				
Action Type:		Other Regulatory Actions				
Action Date:		2/10/2016				
Received Issue Date:		2/10/2016				
Action:		Site Visit / Inspection / Sampling				
Doc Link:		https://geotracker.waterboards.ca.gov/view_documents? global_id=L10001028759&enforcement_id=6308675&temptable=ENFORCEMENT				
Title Description Comment:		Inspection Report				
Action Type:		Other Regulatory Actions				
Action Date:		2/10/2017				
Received Issue Date:		2/10/2017				
Action:		Site Visit / Inspection / Sampling				
Doc Link:		https://geotracker.waterboards.ca.gov/view_documents? global_id=L10001028759&enforcement_id=6312636&temptable=ENFORCEMENT				
Title Description Comment:		Inspection Report				
Action Type:		Other Regulatory Actions				
Action Date:		6/1/2018				
Received Issue Date:		6/1/2018				
Action:		Site Visit / Inspection / Sampling				
Doc Link:		https://geotracker.waterboards.ca.gov/view_documents? global_id=L10001028759&enforcement_id=6363783&temptable=ENFORCEMENT				
Title Description Comment:		Inspection Report				
Action Type:		Other Regulatory Actions				
Action Date:		7/3/2019				
Received Issue Date:		7/3/2019				
Action:		Site Visit / Inspection / Sampling				
Doc Link:		https://geotracker.waterboards.ca.gov/view_documents? global_id=L10001028759&enforcement_id=6407943&temptable=ENFORCEMENT				
Title Description Comment:		Inspection Report				
<u>LDS Sites from GeoTracker Search - Documents (as of Feb 27, 2021)</u>						
Document Type:	Site Documents			Size:		
Document Date:	7/3/2019			Submitted By:	ENRIQUE CASAS (REGULATOR)	
Type:	SITE VISIT / INSPECTION / SAMPLING			Submitted:		
Title:	INSPECTION REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6407943					
Document Type:	Site Documents			Size:		
Document Date:	6/1/2018			Submitted By:	ENRIQUE CASAS (REGULATOR)	
Type:	SITE VISIT / INSPECTION / SAMPLING			Submitted:		
Title:	INSPECTION REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6363783					
Document Type:	Site Documents			Size:		
Document Date:	1/25/2012			Submitted By:	ENRIQUE CASAS (REGULATOR)	
Type:	SITE VISIT / INSPECTION / SAMPLING			Submitted:		
Title:	INSPECTION REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6308685					
Document Type:	Site Documents			Size:		
Document Date:	9/30/2010			Submitted By:	ENRIQUE CASAS (REGULATOR)	
Type:	FILE REVIEW			Submitted:		
Title:	70-029_MONTEBELLO LAND & WATER CO. LANDFILL					
Title Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6329073					
Document Type:	Monitoring Reports			Size:	270 KB	
Document Date:	1/7/2019			Submitted By:	MARIO GARDEA (RP)	
Type:	MONITORING REPORT - SEMI-ANNUALLY			Submitted:		
Title:	BI-ANNUAL					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6661459803/L10001028759.PDF					
Document Type:	Monitoring Reports			Size:	273 KB	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Date:	7/13/2018				Submitted By: MARIO GARDEA (RP)	
Type:	MONITORING REPORT - SEMI-ANNUALLY				Submitted:	
Title:	BI-ANNUAL					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6034979462/L10001028759.PDF					
Document Type:	Monitoring Reports				Size: 264 KB	
Document Date:	1/3/2018				Submitted By: MARIO GARDEA (RP)	
Type:	MONITORING REPORT - SEMI-ANNUALLY				Submitted:	
Title:	BI-ANNUAL 2017 REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8026526093/L10001028759.PDF					
Document Type:	Monitoring Reports				Size: 527 KB	
Document Date:	1/11/2013				Submitted By: MARIO GARDEA (RP)	
Type:	MONITORING REPORT - QUARTERLY				Submitted:	
Title:	FOURTH QUARTER 2012 WASTE DISPOSAL REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8942768156/L10001028759.PDF					
Document Type:	Monitoring Reports				Size: 1,663 KB	
Document Date:	1/25/2012				Submitted By: MARIO GARDEA (RP)	
Type:	MONITORING REPORT - QUARTERLY				Submitted:	
Title:	ANNUAL 2011 WASTE DISPOSAL REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7110257744/L10001028759.PDF					
Document Type:	Site Documents				Size:	
Document Date:	2/10/2017				Submitted By: ENRIQUE CASAS (REGULATOR)	
Type:	SITE VISIT / INSPECTION / SAMPLING				Submitted:	
Title:	INSPECTION REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6312636					
Document Type:	Site Documents				Size:	
Document Date:	12/11/2015				Submitted By: ENRIQUE CASAS (REGULATOR)	
Type:	LETTER - NOTICE				Submitted:	
Title:	EL NINO PREPARATION					
Title Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6308678					
Document Type:	Site Documents				Size:	
Document Date:	1/16/2015				Submitted By: ENRIQUE CASAS (REGULATOR)	
Type:	SITE VISIT / INSPECTION / SAMPLING				Submitted:	
Title:	INSPECTION REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6308680					
Document Type:	Site Documents				Size:	
Document Date:	10/17/2012				Submitted By: ENRIQUE CASAS (REGULATOR)	
Type:	STAFF LETTER				Submitted:	
Title:	TENTATIVE ORDER TO REVISE WASTE DISCHARGE REQUIREMENTS					
Title Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6140227					
Document Type:	Monitoring Reports				Size: 271 KB	
Document Date:	7/13/2016				Submitted By: MARIO GARDEA (RP)	
Type:	MONITORING REPORT - SEMI-ANNUALLY				Submitted:	
Title:	FIRST SEMIANNUAL 2016 WASTE DISPOSAL REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9503847122/L10001028759.PDF					
Document Type:	Monitoring Reports				Size: 279 KB	
Document Date:	7/14/2014				Submitted By: MARIO GARDEA (RP)	
Type:	MONITORING REPORT - SEMI-ANNUALLY				Submitted:	
Title:	FIRST SEMIANNUAL 2014 WASTE DISPOSAL REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3561384081/L10001028759.PDF					
Document Type:	Monitoring Reports				Size: 259 KB	
Document Date:	1/13/2014				Submitted By: MARIO GARDEA (RP)	
Type:	MONITORING REPORT - SEMI-ANNUALLY				Submitted:	
Title:	SECOND SEMIANNUAL 2013 WASTE DISPOSAL REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5620103955/L10001028759.PDF					
Document Type:	Site Documents				Size:	
Document Date:	4/4/2013				Submitted By: ENRIQUE CASAS (REGULATOR)	
Type:	SITE VISIT / INSPECTION / SAMPLING				Submitted:	
Title:	INSPECTION REPORT					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title Link:		https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6308684				
Document Type:	Site Documents			Size:		
Document Date:	7/19/2012			Submitted By:	ENRIQUE CASAS (REGULATOR)	
Type:	STAFF LETTER			Submitted:		
Title:	TENTATIVE ORDER TO REVISE WASTE DISCHARGE REQUIREMENTS					
Title Link:		https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6130813				
Document Type:	Monitoring Reports			Size:	271 KB	
Document Date:	1/10/2017			Submitted By:	MARIO GARDEA (RP)	
Type:	MONITORING REPORT - SEMI-ANNUALLY			Submitted:		
Title:	SECOND SEMIANNUAL 2016 WASTE DISPOSAL REPORT					
Title Link:		https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1014884650/L10001028759.PDF				
Document Type:	Monitoring Reports			Size:	266 KB	
Document Date:	1/5/2016			Submitted By:	MARIO GARDEA (RP)	
Type:	MONITORING REPORT - SEMI-ANNUALLY			Submitted:		
Title:	SECOND SEMIANNUAL 2015 WASTE DISPOSAL REPORT					
Title Link:		https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3794456243/L10001028759.PDF				
Document Type:	Monitoring Reports			Size:	271 KB	
Document Date:	4/15/2013			Submitted By:	MARIO GARDEA (RP)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	FIRST QUARTER 2013 WASTE DISPOSAL REPORT					
Title Link:		https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9274949550/L10001028759.PDF				
Document Type:	Site Documents			Size:	501 KB	
Document Date:	1/6/2021			Submitted By:	MARIO GARDEA (RP)	
Type:	NOTICE OF INTENT			Submitted:		
Title:	BI-ANNUAL					
Title Link:		https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6963265180/L10001028759.PDF				
Document Type:	Site Documents			Size:		
Document Date:	5/2/2014			Submitted By:	ENRIQUE CASAS (REGULATOR)	
Type:	SITE VISIT / INSPECTION / SAMPLING			Submitted:		
Title:	INSPECTION REPORT					
Title Link:		https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6308682				
Document Type:	Site Documents			Size:		
Document Date:	10/31/2012			Submitted By:	ENRIQUE CASAS (REGULATOR)	
Type:	STAFF LETTER			Submitted:		
Title:	TENTATIVE ORDER TO REVISE WASTE DISCHARGE REQUIREMENTS					
Title Link:		https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6141638				
Document Type:	Site Documents			Size:		
Document Date:	4/8/2011			Submitted By:	ENRIQUE CASAS (REGULATOR)	
Type:	NOTICE OF VIOLATION			Submitted:		
Title:	NOTICE OF VIOLATION LATE REPORTING					
Title Link:		https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6098885				
Document Type:	Site Documents			Size:		
Document Date:	11/22/2010			Submitted By:	ENRIQUE CASAS (REGULATOR)	
Type:	STAFF LETTER			Submitted:		
Title:	ELECTRONIC SUBMITTAL OF INFORMATION					
Title Link:		https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6074562				
Document Type:	Monitoring Reports			Size:	263 KB	
Document Date:	7/8/2015			Submitted By:	MARIO GARDEA (RP)	
Type:	MONITORING REPORT - SEMI-ANNUALLY			Submitted:		
Title:	FIRST SEMIANNUAL 2015 WASTE DISPOSAL REPORT					
Title Link:		https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7989904820/L10001028759.PDF				
Document Type:	Monitoring Reports			Size:	267 KB	
Document Date:	7/10/2013			Submitted By:	MARIO GARDEA (RP)	
Type:	MONITORING REPORT - SEMI-ANNUALLY			Submitted:		
Title:	FIRST SEMIANNUAL 2013 WASTE DISPOSAL REPORT					
Title Link:		https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5612710177/L10001028759.PDF				
Document Type:	Monitoring Reports			Size:	201 KB	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Date:	1/4/2013				Submitted By: ENRIQUE CASAS (REGULATOR)	
Type:	MONITORING REPORT - ANNUALLY				Submitted:	
Title:	ANNUAL 2012 SUMMARY WASTE DISPOSAL REPORT - ANNUAL 2012 SUMMARY WASTE DISPOSAL REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/regulators/deliverable_documents/8839659750/Annual%202012%20Summary%20Waste%20Disposal%20Report%2Epdf					
Document Type:	Monitoring Reports			Size:	269 KB	
Document Date:	7/24/2012			Submitted By:	MARIO GARDEA (RP)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	SECOND QUARTER 2012 WASTE DISPOSAL REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2541014909/L10001028759.PDF					
Document Type:	Monitoring Reports			Size:	803 KB	
Document Date:	1/12/2012			Submitted By:	MARIO GARDEA (RP)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	THIRD QUARTER 2011 WASTE DISPOSAL REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1696141064/L10001028759.PDF					
Document Type:	Site Documents			Size:	178 KB	
Document Date:	12/7/2012			Submitted By:	MARIO GARDEA (RP)	
Type:	CORRESPONDENCE			Submitted:		
Title:	DELEGATING RESPONSIBILITY LETTER					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8633771777/L10001028759.PDF					
Document Type:	Monitoring Reports			Size:	258 KB	
Document Date:	10/12/2012			Submitted By:	MARIO GARDEA (RP)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	THIRD QUARTER 2012 WASTE DISPOSAL REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2781766772/L10001028759.PDF					
Document Type:	Monitoring Reports			Size:	84 KB	
Document Date:	4/13/2012			Submitted By:	MARIO GARDEA (RP)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	FIRST QUARTER 2012 WASTE DISPOSAL REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3095336854/L10001028759.PDF					
Document Type:	Site Documents			Size:		
Document Date:	1/5/2011			Submitted By:	ENRIQUE CASAS (REGULATOR)	
Type:	SITE VISIT / INSPECTION / SAMPLING			Submitted:		
Title:	INSPECTION REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6308686					
Document Type:	Monitoring Reports			Size:	274 KB	
Document Date:	7/6/2017			Submitted By:	MARIO GARDEA (RP)	
Type:	MONITORING REPORT - SEMI-ANNUALLY			Submitted:		
Title:	BI-ANNUAL 2017 REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8904578864/L10001028759.PDF					
Document Type:	Site Documents			Size:		
Document Date:	2/10/2016			Submitted By:	ENRIQUE CASAS (REGULATOR)	
Type:	SITE VISIT / INSPECTION / SAMPLING			Submitted:		
Title:	INSPECTION REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6308675					
Document Type:	Site Documents			Size:	254 KB	
Document Date:	7/1/2020			Submitted By:	MARIO GARDEA (RP)	
Type:	NOTICE OF INTENT			Submitted:		
Title:	BI-ANNUAL					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1240450382/L10001028759.PDF					
Document Type:	Site Documents			Size:		
Document Date:	11/28/2012			Submitted By:	ENRIQUE CASAS (REGULATOR)	
Type:	WASTE DISCHARGE REQUIREMENTS			Submitted:		
Title:	WASTE DISCHARGE REQUIREMENTS ORDER NO. R4-2012-0172					
Title Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6143967					
Document Type:	Monitoring Reports			Size:	278 KB	
Document Date:	1/19/2015			Submitted By:	MARIO GARDEA (RP)	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Type:	MONITORING REPORT - SEMI-ANNUALLY			Submitted:		
Title:	SECOND SEMIANNUAL 2014 WASTE DISPOSAL REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8718528509/L10001028759.PDF					
Document Type:	Monitoring Reports			Size:	267 KB	
Document Date:	1/10/2020			Submitted By:	MARIO GARDEA (RP)	
Type:	MONITORING REPORT - SEMI-ANNUALLY			Submitted:		
Title:	BI-ANNUAL					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6513338565/L10001028759.PDF					
Document Type:	Monitoring Reports			Size:	263 KB	
Document Date:	7/8/2019			Submitted By:	MARIO GARDEA (RP)	
Type:	MONITORING REPORT - SEMI-ANNUALLY			Submitted:		
Title:	BI-ANNUAL					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2361337482/L10001028759.PDF					

24	2 of 2	NE	0.21 / 1,085.82	212.44 / 6	MONTEBELLO LAND & WATER CO 344 EMADISON MONTEBELLO CA 90640	EMISSIONS
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1993 Criteria Data

Facility ID:	52348	CERR Code:	
Facility SIC Code:	4941	TOGT:	6.1
CO:	19	ROGT:	.55754
Air Basin:	SC	COT:	1.9
District:	SC	NOXT:	15.3
COID:	LA	SOXT:	0
DISN:	SOUTH COAST AQMD	PMT:	
CHAPIS:		PM10T:	

1993 Toxic Data

Facility ID:	52348	COID:	LA
Facility SIC Code:	4941	DISN:	SOUTH COAST AQMD
CO:	19	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:	52348	CERR Code:	
Facility SIC Code:	4941	TOGT:	6.1
CO:	19	ROGT:	.55754
Air Basin:	SC	COT:	1.9
District:	SC	NOXT:	15.3
COID:	LA	SOXT:	0
DISN:	SOUTH COAST AQMD	PMT:	
CHAPIS:		PM10T:	

1995 Toxic Data

Facility ID:	52348	COID:	LA
Facility SIC Code:	4941	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
TS: Health Risk Asmt: Non-Cancer Chronic Haz Ind: Non-Cancer Acute Haz Ind:						
<u>1997 Criteria Data</u>						
Facility ID:	52348				CERR Code:	
Facility SIC Code:	4941				TOGT:	3.981
CO:	19				ROGT:	.3638634
Air Basin:	SC				COT:	5.184
District:	SC				NOXT:	.039
COID:	LA				SOXT:	
DISN:	SOUTH COAST AQMD				PMT:	
CHAPIS:					PM10T:	
<u>1997 Toxic Data</u>						
Facility ID:	52348				COID:	LA
Facility SIC Code:	4941				DISN:	SOUTH COAST AQMD
CO:	19				CHAPIS:	
Air Basin:	SC				CERR Code:	
District:	SC					
TS: Health Risk Asmt: Non-Cancer Chronic Haz Ind: Non-Cancer Acute Haz Ind:						
<u>1998 Criteria Data</u>						
Facility ID:	52348				CERR Code:	
Facility SIC Code:	4941				TOGT:	4.917
CO:	19				ROGT:	.4494138
Air Basin:	SC				COT:	5.184
District:	SC				NOXT:	.039
COID:	LA				SOXT:	
DISN:	SOUTH COAST AQMD				PMT:	
CHAPIS:					PM10T:	
<u>1998 Toxic Data</u>						
Facility ID:	52348				COID:	LA
Facility SIC Code:	4941				DISN:	SOUTH COAST AQMD
CO:	19				CHAPIS:	
Air Basin:	SC				CERR Code:	
District:	SC					
TS: Health Risk Asmt: Non-Cancer Chronic Haz Ind: Non-Cancer Acute Haz Ind:						
<u>1999 Criteria Data</u>						
Facility ID:	52348				CERR Code:	
Facility SIC Code:	4941				TOGT:	3.981
CO:	19				ROGT:	.3638634
Air Basin:	SC				COT:	5.184
District:	SC				NOXT:	.039
COID:	LA				SOXT:	
DISN:	SOUTH COAST AQMD				PMT:	
CHAPIS:					PM10T:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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1999 Toxic Data

Facility ID:	52348	COID:	LA
Facility SIC Code:	4941	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

25	1 of 1	WNW	0.21 / 1,094.69	207.01 / 1	SAM LAY 201 N. 3RD STREET MONTEBELLO CA 90640	RCRA NON GEN
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EPA Handler ID:	CAC003111277
Gen Status Universe:	No Report
Contact Name:	SAM LAY
Contact Address:	201 N. 3RD STREET , , MONTEBELLO , CA, 90640 ,
Contact Phone No and Ext:	626-543-4654
Contact Email:	KARLA@SUPERIORENV.COM
Contact Country:	
County Name:	LOS ANGELES
EPA Region:	09
Land Type:	
Receive Date:	20210323
Location Latitude:	
Location Longitude:	

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20210323
Handler Name:	SAM LAY
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

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

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type:	Local Agency Caseworker	Address:	900 S FREMONT AVE
Contact Name:	JOHN AWUJO	Email:	jawujo@dpw.lacounty.gov
City:	ALHAMBRA	Phone No:	6264583507
Organization Name:	LOS ANGELES COUNTY		
Contact Type:	Regional Board Caseworker	Address:	320 W. 4TH ST., SUITE 200
Contact Name:	YUE RONG	Email:	yrong@waterboards.ca.gov
City:	Los Angeles	Phone No:	
Organization Name:	LOS ANGELES RWQCB (REGION 4)		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status:	Completed - Case Closed
Status Date:	9/10/1996
Status:	Open - Site Assessment
Status Date:	1/31/1994
Status:	Open - Case Begin Date
Status Date:	1/12/1994

LUST Sites from GeoTracker Search - Regulatory Profile

Site Facility Name:	UNOCAL #0854 (FORMER)	Potential COC:	GASOLINE
Site Facility Type:	LUST CLEANUP SITE	Facility Type:	
Cleanup Status:	COMPLETED - CASE CLOSED	Composting Method:	
Project Status:		Address:	318 WHITTIER BLVD W
WDR Place Type:		City:	MONTEBELLO
WDR File:		Zip:	90640
WDR Order:		County:	LOS ANGELES
CUF Priority Assign:	D	CUF Claim:	9597
CUF Amount Paid:			
File Location:			
Designated Beneficial Use:	MUN, AGR, IND, PROC		
Project Oversight Agencies:			
Report Link:	https://geotracker.waterboards.ca.gov/profile_report?global_id=T0603703551		
Cleanup Status Detail:	COMPLETED - CASE CLOSED AS OF 9/10/1996		
Cleanup History Link:	https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603703551&tabname=regulatoryhistory		
Potential Media of Concern:	SOIL		
User Defined Beneficial Use:			
DWR GW Sub Basin:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
Post Closure Site Management:			
Future Land Use:			
Cleanup Oversight Agencies:	LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: I-09995 CASEWORKER: YUE RONG LOS ANGELES COUNTY CASEWORKER: JOHN AWUJO		
Gndwater Monitoring Freque:			
Designated Beneficial Use Desc:	Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply		
Site History:			

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History

Status:	Completed - Case Closed
Date :	9/10/1996

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Status:		Open - Site Assessment				
Date :		1/31/1994				
Status:		Open - Case Begin Date				
Date :		1/12/1994				
<u>LUST Sites from GeoTracker Search - Regulatory Activities (as of May 29, 2021)</u>						
Action Type:		Leak Action				
Action Date:		1/31/1994				
Received Issue Date:						
Action:		Leak Reported				
Doc Link:						
Title Description Comments:						
Action Type:		Leak Action				
Action Date:		1/12/1994				
Received Issue Date:						
Action:		Leak Discovery				
Doc Link:						
Title Description Comments:						
<u>LUST Sites from GeoTracker Search - Documents (as of May 29, 2021)</u>						
Document Type:	Site Documents		Size :	571 KB		
Document Date:	*		Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)		
Type:	SITE INVESTIGATION		Submitted:			
Title:	1993.1.19_SOW_UNOCAL					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3955190837/T0603703551.PDF					
Document Type:	Site Documents		Size :	1,973 KB		
Document Date:	12/9/1998*		Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)		
Type:	OTHER REPORT / DOCUMENT		Submitted:			
Title:	1998_12_09_CONFIRMATION BORING RPT.-ALTON GEOSCIENCE					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8603587269/T0603703551.PDF					
Document Type:	Site Documents		Size :	1,973 KB		
Document Date:	12/9/1998*		Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)		
Type:	STATUS / PROGRESS REPORTS		Submitted:			
Title:	1998_12_09_CONFIRMATION BORING RPT.-ALTON GEOSCIENCE					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9043240487/T0603703551.PDF					
Document Type:	Site Documents		Size :	582 KB		
Document Date:	11/24/1998*		Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)		
Type:	TECHNICAL MEMOS		Submitted:			
Title:	1998.11.24_CJR_TPS					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7385340809/T0603703551.PDF					
Document Type:	Site Documents		Size :	582 KB		
Document Date:	11/24/1998*		Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)		
Type:	OTHER REPORT / DOCUMENT		Submitted:			
Title:	1998.11.24_CJR_TPS					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6405846357/T0603703551.PDF					
Document Type:	Site Documents		Size :	4,948 KB		
Document Date:	10/10/1997*		Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)		
Type:	SITE ASSESSMENT REPORT		Submitted:			
Title:	1997_10_10_PHASE I ENVIRO SITE ASSESS-PHR ENVIRO					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1491644084/T0603703551.PDF					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:	Site Documents			Size :	4,948 KB	
Document Date:	10/10/1997*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	SITE ASSESSMENT REPORT			Submitted:		
Title:	1997_10_10_PHASE I ENVIRO SITE ASSESS-PHR ENVIRO					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9694069921/T0603703551.PDF					
Document Type:	Site Documents			Size :	169 KB	
Document Date:	10/31/1996*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	STATUS / PROGRESS REPORTS			Submitted:		
Title:	1996.10.31_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7477544963/T0603703551.PDF					
Document Type:	Monitoring Reports			Size :	169 KB	
Document Date:	10/31/1996*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	1996.10.31_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8334237158/T0603703551.PDF					
Document Type:	Site Documents			Size :	268 KB	
Document Date:	10/22/1996*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	WELL DESTRUCTION REPORT			Submitted:		
Title:	1996_10_22_WELL ABANDONMENT RPT.-ALTON GEOSCIENCE					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7463243961/T0603703551.PDF					
Document Type:	Site Documents			Size :	268 KB	
Document Date:	10/22/1996*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	WELL DESTRUCTION REPORT			Submitted:		
Title:	1996_10_22_WELL ABANDONMENT RPT.-ALTON GEOSCIENCE					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3403951823/T0603703551.PDF					
Document Type:	Site Documents			Size :	448 KB	
Document Date:	10/22/1996*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	WELL DESTRUCTION REPORT			Submitted:		
Title:	1996.10.22_WAR_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5755362391/T0603703551.PDF					
Document Type:	Site Documents			Size :	362 KB	
Document Date:	10/10/1996*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	CORRESPONDENCE			Submitted:		
Title:	1996.10.10_SITEHISTORY					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3765814006/T0603703551.PDF					
Document Type:	Site Documents			Size :	362 KB	
Document Date:	10/10/1996*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	1996.10.10_SITEHISTORY					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5780431926/T0603703551.PDF					
Document Type:	Site Documents			Size :	349 KB	
Document Date:	9/16/1996*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	1996.09.16_WELLREPORT_AG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7246557414/T0603703551.PDF					
Document Type:	Site Documents			Size :	349 KB	
Document Date:	9/16/1996*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	WELL DESTRUCTION WORKPLAN			Submitted:		
Title:	1996.09.16_WELLREPORT_AG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3749315738/T0603703551.PDF					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:	Site Documents			Size :	46 KB	
Document Date:	9/10/1996*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	CORRESPONDENCE			Submitted:		
Title:	1996_09_10_CRWQCB-UST- CASE CLOSURE					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6960775554/T0603703551.PDF					
Document Type:	Site Documents			Size :	74 KB	
Document Date:	9/10/1996*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	CORRESPONDENCE			Submitted:		
Title:	1996.9.10_CRWQCB					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5339998722/T0603703551.PDF					
Document Type:	Site Documents			Size :	46 KB	
Document Date:	9/10/1996*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	CLOSURE REPORT			Submitted:		
Title:	1996_09_10_CRWQCB-UST- CASE CLOSURE					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7295565128/T0603703551.PDF					
Document Type:	Site Documents			Size :	74 KB	
Document Date:	9/10/1996*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	CORRESPONDENCE			Submitted:		
Title:	1996.9.10_CRWQCB					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2005117595/T0603703551.PDF					
Document Type:	Monitoring Reports			Size :	179 KB	
Document Date:	8/9/1996*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	1996.8.9_Q2SR_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8547556996/T0603703551.PDF					
Document Type:	Site Documents			Size :	175 KB	
Document Date:	8/9/1996*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	1996.8.9_Q2SR_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1070654749/T0603703551.PDF					
Document Type:	Site Documents			Size :	165 KB	
Document Date:	5/3/1996*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	1996.5.3_Q1SR_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1155462443/T0603703551.PDF					
Document Type:	Monitoring Reports			Size :	169 KB	
Document Date:	5/3/1996*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	1996.5.3_Q1SR_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2307766258/T0603703551.PDF					
Document Type:	Site Documents			Size :	1,354 KB	
Document Date:	4/18/1995*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	STATUS / PROGRESS REPORTS			Submitted:		
Title:	1995.4.18_VESS_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9567968547/T0603703551.PDF					
Document Type:	Site Documents			Size :	1,354 KB	
Document Date:	4/18/1995*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	STATUS / PROGRESS REPORTS			Submitted:		
Title:	1995.4.18_VESS_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3948305606/T0603703551.PDF					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:	Site Documents			Size :	3,176 KB	
Document Date:	3/2/1995*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	STATUS / PROGRESS REPORTS			Submitted:		
Title:	1995.3.2_VESS_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6249804019/T0603703551.PDF					
Document Type:	Site Documents			Size :	289 KB	
Document Date:	2/27/1995*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	1995.2.27_QSR_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2540982186/T0603703551.PDF					
Document Type:	Monitoring Reports			Size :	289 KB	
Document Date:	2/27/1995*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	1995.2.27_QSR_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7199809193/T0603703551.PDF					
Document Type:	Site Documents			Size :	814 KB	
Document Date:	1/12/1995*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	STATUS / PROGRESS REPORTS			Submitted:		
Title:	1995.1.12_VESS_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4976981043/T0603703551.PDF					
Document Type:	Site Documents			Size :	141 KB	
Document Date:	12/19/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	STATUS / PROGRESS REPORTS			Submitted:		
Title:	1994.12.19_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1137808680/T0603703551.PDF					
Document Type:	Site Documents			Size :	141 KB	
Document Date:	12/19/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	CORRESPONDENCE			Submitted:		
Title:	1994.12.19_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5931469261/T0603703551.PDF					
Document Type:	Site Documents			Size :	907 KB	
Document Date:	12/5/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	1994.12.05_VAPORREPORT_AG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4670708715/T0603703551.PDF					
Document Type:	Site Documents			Size :	154 KB	
Document Date:	11/15/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	1994.11.15_LR_FEL					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8364998877/T0603703551.PDF					
Document Type:	Monitoring Reports			Size :	219 KB	
Document Date:	10/31/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	1994.10.31_3Q94 SITE QTRLY RPT.-ALTON GEOSCIENCE					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1135687053/T0603703551.PDF					
Document Type:	Site Documents			Size :	601 KB	
Document Date:	10/31/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	1994.10.31_QSR_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2554159343/T0603703551.PDF					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:	Monitoring Reports			Size :	219 KB	
Document Date:	10/31/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	1994.10.31_3Q94 SITE QTRLY RPT.-ALTON GEOSCIENCE					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2739497303/T0603703551.PDF					
Document Type:	Site Documents			Size :	214 KB	
Document Date:	10/27/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	SITE ASSESSMENT REPORT			Submitted:		
Title:	1994.10.27_SITEASSESSMENT_AG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2459795475/T0603703551.PDF					
Document Type:	Site Documents			Size :	344 KB	
Document Date:	10/20/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	1994.10.20_LR_FEL					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3522997379/T0603703551.PDF					
Document Type:	Site Documents			Size :	346 KB	
Document Date:	10/14/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	1994.10.14_LR_FEL					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2928225040/T0603703551.PDF					
Document Type:	Site Documents			Size :	1,385 KB	
Document Date:	9/23/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	SITE ASSESSMENT REPORT			Submitted:		
Title:	1994.9.23_SSAR_AALONG					
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Document Date:	9/23/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	SITE ASSESSMENT REPORT			Submitted:		
Title:	1994.9.23_SSAR_AALONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9065462589/T0603703551.PDF					
Document Type:	Site Documents			Size :	362 KB	
Document Date:	9/21/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	STATUS / PROGRESS REPORTS			Submitted:		
Title:	1994.9.21_VESS_ALONG					
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Document Date:	9/21/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	STATUS / PROGRESS REPORTS			Submitted:		
Title:	1994.9.21_VESS_ALONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9055162906/T0603703551.PDF					
Document Type:	Site Documents			Size :	99 KB	
Document Date:	9/1/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	1994.9.1_LR_FEL					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5726992130/T0603703551.PDF					
Document Type:	Site Documents			Size :	131 KB	
Document Date:	7/31/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	1994.07.31_2Q94 SITE QTRLY RPT.-ALTON GEOSCIENCE					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6595480144/T0603703551.PDF					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:	Monitoring Reports			Size :	144 KB	
Document Date:	7/31/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	1994.7.31_QSR_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4675735712/T0603703551.PDF					
Document Type:	Monitoring Reports			Size :	144 KB	
Document Date:	7/31/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
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Title:	1994.7.31_QSR_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9087761938/T0603703551.PDF					
Document Type:	Site Documents			Size :	339 KB	
Document Date:	6/29/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
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Title:	1994.6.29_LR_FEL					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5786318302/T0603703551.PDF					
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Document Date:	6/1/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	STATUS / PROGRESS REPORTS			Submitted:		
Title:	1994.12.05_VAPORREPORT_AG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2909292399/T0603703551.PDF					
Document Type:	Site Documents			Size :	665 KB	
Document Date:	6/1/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	1994.06.01_VAPORREPORT_AG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1994936466/T0603703551.PDF					
Document Type:	Site Documents			Size :	665 KB	
Document Date:	6/1/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	CORRESPONDENCE			Submitted:		
Title:	1994.06.01_VAPORREPORT_AG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5814333438/T0603703551.PDF					
Document Type:	Site Documents			Size :	158 KB	
Document Date:	4/29/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	1994.04.29_1Q94 SITE QTRLY RPT.-ALTON GEOSCIENCE					
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Document Type:	Monitoring Reports			Size :	128 KB	
Document Date:	4/29/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	1994.04.29_1Q94 SITE QTRLY RPT.-ALTON GEOSCIENCE					
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Document Date:	1/25/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	SITE ASSESSMENT REPORT			Submitted:		
Title:	1994.1.25_SSAR_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5317333519/T0603703551.PDF					
Document Type:	Site Documents			Size :	12,153 KB	
Document Date:	1/25/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	SITE ASSESSMENT REPORT			Submitted:		
Title:	1994.1.25_SSAR_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5820063710/T0603703551.PDF					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:	Site Documents			Size :	7,359 KB	
Document Date:	1/25/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	SITE ASSESSMENT REPORT			Submitted:		
Title:	1994.01.25_SUPPLEMENTARY SITE ASSESS. RPT.-ALTON GEOSCIENCE (2)					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4488638758/T0603703551.PDF					
Document Type:	Monitoring Reports			Size :	143 KB	
Document Date:	1/15/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	1994.01.15_4Q93 SITE QTRLY RPT.-ALTON GEOSCIENCE					
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Document Type:	Site Documents			Size :	160 KB	
Document Date:	1/15/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	1994.1.15_QSR_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7731582880/T0603703551.PDF					
Document Type:	Monitoring Reports			Size :	160 KB	
Document Date:	1/15/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
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Title:	1994.1.15_QSR_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5300466716/T0603703551.PDF					
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Document Date:	1/15/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	1994.01.15_4Q93 SITE QTRLY RPT.-ALTON GEOSCIENCE					
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Document Date:	1/12/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	STATUS / PROGRESS REPORTS			Submitted:		
Title:	1995.1.12_VESS_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2043688297/T0603703551.PDF					
Document Type:	Site Documents			Size :	164 KB	
Document Date:	10/29/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	1993.10.29_QSR_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3992544353/T0603703551.PDF					
Document Type:	Monitoring Reports			Size :	96 KB	
Document Date:	10/29/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	1993_10_29_3Q93 SITE QTRLY RPT.-ALTON GEOSCIENCE					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4251959025/T0603703551.PDF					
Document Type:	Monitoring Reports			Size :	96 KB	
Document Date:	10/29/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	1993_10_29_3Q93 SITE QTRLY RPT.-ALTON GEOSCIENCE					
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Document Type:	Monitoring Reports			Size :	96 KB	
Document Date:	10/29/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	1993_10_29_3Q93 SITE QTRLY RPT.-ALTON GEOSCIENCE					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7161251366/T0603703551.PDF					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:	Site Documents			Size :	4,650 KB	
Document Date:	8/4/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	CLOSURE REPORT			Submitted:		
Title:	1993.8.4_TCR_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1257393896/T0603703551.PDF					
Document Type:	Site Documents			Size :	2,342 KB	
Document Date:	8/4/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	CLOSURE REPORT			Submitted:		
Title:	1993_08_04_TANK CLOSURE RPT.-ALTON GEOSCIENCE					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5832953333/T0603703551.PDF					
Document Type:	Site Documents			Size :	2,342 KB	
Document Date:	8/4/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	TANK REMOVAL REPORT / UST SAMPLING REPORT			Submitted:		
Title:	1993_08_04_TANK CLOSURE RPT.-ALTON GEOSCIENCE					
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Document Type:	Site Documents			Size :	2,342 KB	
Document Date:	8/4/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	CLOSURE REPORT			Submitted:		
Title:	1993_08_04_TANK CLOSURE RPT.-ALTON GEOSCIENCE					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7347063541/T0603703551.PDF					
Document Type:	Monitoring Reports			Size :	1,528 KB	
Document Date:	7/29/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	1993_07_29_2Q93 SITE QTRLY RPT.-ALTON GEOSCIENCE					
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Document Type:	Site Documents			Size :	1,528 KB	
Document Date:	7/29/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	1993_07_29_2Q93 SITE QTRLY RPT.-ALTON GEOSCIENCE					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1272716820/T0603703551.PDF					
Document Type:	Site Documents			Size :	94 KB	
Document Date:	6/30/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	TANK REMOVAL REPORT / UST SAMPLING REPORT			Submitted:		
Title:	1993.6.30_TCR_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6774820148/T0603703551.PDF					
Document Type:	Site Documents			Size :	94 KB	
Document Date:	6/30/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	CLOSURE REPORT			Submitted:		
Title:	1993.6.30_TCR_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8398043155/T0603703551.PDF					
Document Type:	Site Documents			Size :	94 KB	
Document Date:	6/30/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	CLOSURE REPORT			Submitted:		
Title:	1993.6.30_TCR_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7301882266/T0603703551.PDF					
Document Type:	Site Documents			Size :	1,489 KB	
Document Date:	4/20/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	TANK REMOVAL REPORT / UST SAMPLING			Submitted:		

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Document Type:	Site Documents			Size :	1,489 KB	
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Type:	TANK REMOVAL REPORT / UST SAMPLING REPORT			Submitted:		
Title:	1993.4.20_LR_NCE					
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Document Date:	4/20/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	TECHNICAL MEMOS			Submitted:		
Title:	1993.4.20_LR_NCE					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2344320476/T0603703551.PDF					
Document Type:	Monitoring Reports			Size :	58 KB	
Document Date:	4/15/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	1993_04_15_1Q93 SITE QTRLY RPT.ALTON GEOSCIENCE					
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Document Type:	Site Documents			Size :	58 KB	
Document Date:	4/15/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	1993_04_15_1Q93 SITE QTRLY RPT.ALTON GEOSCIENCE					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2094662606/T0603703551.PDF					
Document Type:	Site Documents			Size :	635 KB	
Document Date:	4/5/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	CORRESPONDENCE			Submitted:		
Title:	1993.4.5_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8127879261/T0603703551.PDF					
Document Type:	Site Documents			Size :	635 KB	
Document Date:	4/5/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	CORRESPONDENCE			Submitted:		
Title:	1993.4.5_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3831981956/T0603703551.PDF					
Document Type:	Site Documents			Size :	635 KB	
Document Date:	4/5/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	CORRESPONDENCE			Submitted:		
Title:	1993.4.5_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4015374243/T0603703551.PDF					
Document Type:	Site Documents			Size :	110 KB	
Document Date:	2/10/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	FINANCIAL ASSURANCE DOCUMENTS			Submitted:		
Title:	1993.2.10_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7248754680/T0603703551.PDF					
Document Type:	Site Documents			Size :	110 KB	
Document Date:	2/10/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	CORRESPONDENCE			Submitted:		
Title:	1993.2.10_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2017008900/T0603703551.PDF					
Document Type:	Site Documents			Size :	110 KB	
Document Date:	2/10/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Document Type:	Site Documents			Size :		571 KB
Document Date:	1/19/1993*			Submitted By:		ANTEA GROUP REIMBURSEMENT (CONTRACTOR)
Type:	SITE INVESTIGATION			Submitted:		
Title:	1993.1.19_SOW_UNOCAL					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4764864444/T0603703551.PDF					
Document Type:	Site Documents			Size :		571 KB
Document Date:	1/19/1993*			Submitted By:		ANTEA GROUP REIMBURSEMENT (CONTRACTOR)
Type:	SITE ASSESSMENT REPORT			Submitted:		
Title:	1993.1.19_SOW_UNOCAL					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4423757731/T0603703551.PDF					
Document Type:	Site Documents			Size :		39 KB
Document Date:	8/5/1992*			Submitted By:		ANTEA GROUP REIMBURSEMENT (CONTRACTOR)
Type:	STATUS / PROGRESS REPORTS			Submitted:		
Title:	1992.8.5_PSR_ITC					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3482400000/T0603703551.PDF					
Document Type:	Site Documents			Size :		39 KB
Document Date:	8/5/1992*			Submitted By:		ANTEA GROUP REIMBURSEMENT (CONTRACTOR)
Type:	STATUS / PROGRESS REPORTS			Submitted:		
Title:	1992.8.5_PSR_ITC					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4113289892/T0603703551.PDF					
Document Type:	Site Documents			Size :		10,544 KB
Document Date:	7/9/1992*			Submitted By:		ANTEA GROUP REIMBURSEMENT (CONTRACTOR)
Type:	SITE ASSESSMENT REPORT			Submitted:		
Title:	1992_07_09_PHASE I ENVIRO SITE ASSESSMENT-IT					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4155999243/T0603703551.PDF					
Document Type:	Site Documents			Size :		10,544 KB
Document Date:	7/9/1992*			Submitted By:		ANTEA GROUP REIMBURSEMENT (CONTRACTOR)
Type:	PHASE I ASSESSMENT REPORT			Submitted:		
Title:	1992_07_09_PHASE I ENVIRO SITE ASSESSMENT-IT					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2337158441/T0603703551.PDF					
Document Type:	Site Documents			Size :		137 KB
Document Date:	4/30/1992*			Submitted By:		ANTEA GROUP REIMBURSEMENT (CONTRACTOR)
Type:	CORRESPONDENCE			Submitted:		
Title:	1992.4.30_UNOCAL					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7489416956/T0603703551.PDF					
Document Type:	Site Documents			Size :		137 KB
Document Date:	4/30/1992*			Submitted By:		ANTEA GROUP REIMBURSEMENT (CONTRACTOR)
Type:	CORRESPONDENCE			Submitted:		
Title:	1992.4.30_UNOCAL					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8433748722/T0603703551.PDF					
Document Type:	Site Documents			Size :		137 KB
Document Date:	4/30/1992*			Submitted By:		ANTEA GROUP REIMBURSEMENT (CONTRACTOR)
Type:	CORRESPONDENCE			Submitted:		
Title:	1992.4.30_UNOCAL					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2679848730/T0603703551.PDF					
Document Type:	Site Documents			Size :		495 KB
Document Date:	4/20/1992*			Submitted By:		ANTEA GROUP REIMBURSEMENT

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
						(CONTRACTOR)
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Document Type:	Site Documents		Size :		495 KB	
Document Date:	4/20/1992*		Submitted By:		ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	PHASE I ASSESSMENT REPORT		Submitted:			
Title:	1992.4.20_APP1_ITC					
Title Link:	https://geotracker.waterboards.ca.gov/es/uploads/geo_report/3443365275/T0603703551.PDF					
Document Type:	Site Documents		Size :		98 KB	
Document Date:	3/4/1992*		Submitted By:		ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT		Submitted:			
Title:	1992.3.4_COLA					
Title Link:	https://geotracker.waterboards.ca.gov/es/uploads/geo_report/6497645497/T0603703551.PDF					
Document Type:	Site Documents		Size :		98 KB	
Document Date:	3/4/1992*		Submitted By:		ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	CORRESPONDENCE		Submitted:			
Title:	1992.3.4_COLA					
Title Link:	https://geotracker.waterboards.ca.gov/es/uploads/geo_report/5679576039/T0603703551.PDF					
Document Type:	Site Documents		Size :		98 KB	
Document Date:	3/4/1992*		Submitted By:		ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	CORRESPONDENCE		Submitted:			
Title:	1992.3.4_COLA					
Title Link:	https://geotracker.waterboards.ca.gov/es/uploads/geo_report/4431391835/T0603703551.PDF					
Document Type:	Site Documents		Size :		1,060 KB	
Document Date:	6/20/1988*		Submitted By:		ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT		Submitted:			
Title:	1988_06_20_LAB RESULTS-BC					
Title Link:	https://geotracker.waterboards.ca.gov/es/uploads/geo_report/8933489322/T0603703551.PDF					
Document Type:	Site Documents		Size :		1,060 KB	
Document Date:	6/20/1988*		Submitted By:		ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	STATUS / PROGRESS REPORTS		Submitted:			
Title:	1988_06_20_LAB RESULTS-BC					
Title Link:	https://geotracker.waterboards.ca.gov/es/uploads/geo_report/4326940715/T0603703551.PDF					
Document Type:	Site Documents		Size :		8,125 KB	
Document Date:	6/13/1988*		Submitted By:		ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	SITE ASSESSMENT REPORT		Submitted:			
Title:	1988_06_13_SITE ASSESSMENT REPORTS-BC					
Title Link:	https://geotracker.waterboards.ca.gov/es/uploads/geo_report/6945782005/T0603703551.PDF					
Document Type:	Site Documents		Size :		3,980 KB	
Document Date:	6/13/1988*		Submitted By:		ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	SITE ASSESSMENT REPORT		Submitted:			
Title:	1988.6.13_SAR_BC					
Title Link:	https://geotracker.waterboards.ca.gov/es/uploads/geo_report/2341332495/T0603703551.PDF					
Document Type:	Site Documents		Size :		8,125 KB	
Document Date:	6/13/1988*		Submitted By:		ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	SITE ASSESSMENT REPORT		Submitted:			
Title:	1988_06_13_SITE ASSESSMENT REPORTS-BC					
Title Link:	https://geotracker.waterboards.ca.gov/es/uploads/geo_report/4257296085/T0603703551.PDF					
Document Type:	Site Documents		Size :		431 KB	
Document Date:	3/3/1988*		Submitted By:		ANTEA GROUP REIMBURSEMENT	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
						(CONTRACTOR)
Type:	SITE ASSESSMENT REPORT			Submitted:		
Title:	1988_03_03_WP PHASE II SITE ASSESSMENT-BC					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4586355388/T0603703551.PDF					
Document Type:	Site Documents			Size :	431 KB	
Document Date:	3/3/1988*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	PRELIMINARY SITE ASSESSMENT WORKPLAN			Submitted:		
Title:	1988_03_03_WP PHASE II SITE ASSESSMENT-BC					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5960583031/T0603703551.PDF					
Document Type:	Site Documents			Size :	431 KB	
Document Date:	3/3/1988*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	SITE ASSESSMENT REPORT			Submitted:		
Title:	1988_03_03_WP PHASE II SITE ASSESSMENT-BC					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1127153873/T0603703551.PDF					
Document Type:	Site Documents			Size :	1,586 KB	
Document Date:	8/18/1987*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	SITE ASSESSMENT REPORT			Submitted:		
Title:	1987_08_18_SITE ASSESSMENT-BC					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5648127675/T0603703551.PDF					
27	2 of 4	W	0.21 / 1,115.70	202.98 / -3	318 W WHITTIER BLVD MONTEBELLO CA 90640	HMS LA
Site No:	010128					
Area:	3H					
Detail Info						
Permit No:	00001436T			Permit Status Code:	REM	
Permit Cat Desc:	Underground Storage Tank			Permit Category:	T	
Status Code:	REM			File No:	009995	
Status Desc:	Equipment Removed			File Name:	UNOCAL CORP SS 0854	
Permit Status Desc:	Equipment Removed					
Permit Type:	0					
Permit Type Desc:	Underground Storage Tank Operating Permit					
27	3 of 4	W	0.21 / 1,115.70	202.98 / -3	SERVICE STATION 0854 318 W WHITTIER BLVD MONTEBELLO CA	HIST TANK
Owner Name:	UNION OIL COMPANY OF CALIFORNIA			No of Containers:	3	
Owner Street:	3701 WILSHIRE BOULEVARD-SUITE			County:	LOS ANGELES	
Owner City:	LOS ANGELES			Facility State:	CA	
Owner State:	CA			Facility Zip:	90640	
Owner Zip:	90010					
27	4 of 4	W	0.21 / 1,115.70	202.98 / -3	UNOCAL CORP SS 0854 318 W WHITTIER BLVD MONTEBELLO CA	UST SWEEPS
C C:	A19-000-9995			D Filename:	SITE04A	
BOE:	44-001057			Page No:	465	
Comp:	9995			County:	LOS ANGELES	
Status:	ACTIVE			State :	CA	
No of Tanks:	3			Zip:		
Jurisdic:	LOS ANGELES COUNTY			Latitude:	34.009115	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Agency: WASTE MANAGEMENT DEPARTMENT				Longitude: -118.103048		
Phone:				Georesult: S5HPNTSC-A		
<u>Tank Details</u>						
Tank ID:	000001			S Contain:		
O Tank ID:				Stg:	W	
SWRCB No:	19-000-009995-000001			Storage :		
Removed:				Storag Type:	WASTE	
Installed:				P Contain:		
A Date:	06-30-89			Content:		
Capac:				ONA:		
Tank Use:	UNKNOWN			D File Name:	TANK4A	
<u>Tank Details</u>						
Tank ID:	000002			S Contain:		
O Tank ID:				Stg:	W	
SWRCB No:	19-000-009995-000002			Storage :		
Removed:				Storag Type:	WASTE	
Installed:				P Contain:		
A Date:	06-30-89			Content:		
Capac:				ONA:		
Tank Use:	UNKNOWN			D File Name:	TANK4A	
<u>Tank Details</u>						
Tank ID:	000003			S Contain:		
O Tank ID:				Stg:	W	
SWRCB No:	19-000-009995-000003			Storage :		
Removed:				Storag Type:	WASTE	
Installed:				P Contain:		
A Date:	06-30-89			Content:		
Capac:				ONA:		
Tank Use:	UNKNOWN			D File Name:	TANK4A	
28	1 of 1	W	0.22 / 1,155.67	202.45 / -4	T-MOBILE WEST SITE ID#LA13109B 308 W WHITTIER BLVD MONTEBELLO CA 90640	CUPA LA COUNTY
Facility ID:		FA0041077				
CERS ID:		0				
<u>Inactive Facility Details</u>						
PE:		3000				
29	1 of 3	SE	0.22 / 1,169.33	181.46 / -25	CARINA AUTO CENTER INC 107 VAN NORMAN RD MONTEBELLO CA 90640	CUPA LA COUNTY
Facility ID:		FA0027446				
CERS ID:		10292449				
<u>Active Facility Details</u>						
PE:		1000				
PE:		3000				

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Order No: 21102102250

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
29	2 of 3	SE	0.22 / 1,169.33	181.46 / -25	CARINA AUTO CENTER INC 107 VAN NORMAN RD MONTEBELLO CA 90640	RCRA NON GEN

EPA Handler ID: CAL000450298
Gen Status Universe: No Report
Contact Name: KARLO AVASPIAN
Contact Address: 107 VAN NORMAN RD , , MONTEBELLO , CA, 90640 ,
Contact Phone No and Ext: 562-692-1880
Contact Email: CARINA.AUTO@YAHOO.COM
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20191029
Location Latitude:
Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20191029
Handler Name: CARINA AUTO CENTER INC
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	107 VAN NORMAN RD
Name:	KARLO AVASPIAN	Street 2:	
Date Became Current:		City:	MONTEBELLO
Date Ended Current:		State:	CA
Phone:	562-692-1880	Country:	
Source Type:	Implementer	Zip Code:	90640
Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	107 VAN NORMAN RD
Name:	KARLO AVASPIAN	Street 2:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Became Current: Date Ended Current: Phone: 562-692-1880 Source Type: Implementer				City: MONTEBELLO State: CA Country: Zip Code: 90640		
29	3 of 3	SE	0.22 / 1,169.33	181.46 / -25	CARINA AUTO CENTER 107 VAN NORMAN RD MONTEBELLO CA 90640	EMISSIONS

2018 Toxic Data

Facility ID:	186523	COID:	LA
Facility SIC Code:	7535	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2019 Toxic Data

CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
Facility ID:	186523	TS:	
District:	SC	Health Risk Asmt:	
Facility SIC Code:	7535	NonCncrChrnHazInd	
		:	
COID:	LA	NonCncrActeHazInd:	
DISN:	SOUTH COAST AQMD		

30	1 of 3	W	0.22 / 1,183.14	202.17 / -4	307 W WHITTIER BLVD MONTEBELLO CA 90640	HMS LA
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Site No: 015302
Area: 3H

Detail Info

Permit No:	00006138T	Permit Status Code:	REM
Permit Cat Desc:	Underground Storage Tank	Permit Category:	T
Status Code:	REM	File No:	016471
Status Desc:	Equipment Removed	File Name:	OSTROM CHEVROLET
Permit Status Desc:	Equipment Removed		
Permit Type:	0		
Permit Type Desc:	Underground Storage Tank Operating Permit		

30	2 of 3	W	0.22 / 1,183.14	202.17 / -4	SEIDNER'S COLLISION CENTERS- MONTEBELLO 307 W WHITTIER BLVD MONTEBELLO CA 90640	EMISSIONS
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2015 Toxic Data

Facility ID:	147640	COID:	LA
Facility SIC Code:	7532	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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District: SC
 TS:
 Health Risk Asmt:
 Non-Cancer Chronic Haz Ind:
 Non-Cancer Acute Haz Ind:

2016 Toxic Data

Facility ID:	147640	TS:	
Facility SIC Code:	7532	HRA:	
CERR CODE:		CH Index:	
COID:	LA	AH Index:	
CO:	19	Air Basin:	SC
DISN:	SOUTH COAST AQMD	District:	SC
CHAPIS:			

2017 Toxic Data

Facility ID:	147640	COID:	LA
Facility SIC Code:	7532	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2018 Toxic Data

Facility ID:	147640	COID:	LA
Facility SIC Code:	7532	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2019 Toxic Data

CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
Facility ID:	147640	TS:	
District:	SC	Health Risk Asmt:	
Facility SIC Code:	7532	NonCncrChrnHazInd:	
		:	
COID:	LA	NonCncrActeHazInd:	
DISN:	SOUTH COAST AQMD		

30	3 of 3	W	0.22 / 1,183.14	202.17 / -4	OSTROM CHEVROLET 307 W WHITTIER BLVD MONTEBELLO CA	UST SWEEPS
C C:	A19-000-16471	D Filename:	SITE04A			
BOE:		Page No:	465			
Comp:	16471	County:	LOS ANGELES			
Status:	ACTIVE	State :	CA			
No of Tanks:	1	Zip:	90640			
Jurisdict:	LOS ANGELES COUNTY	Latitude:	34.008985			
Agency:	WASTE MANAGEMENT DEPARTMENT	Longitude:	-118.102968			
Phone:		Georesult:	S5HPNTSCZA			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>Tank Details</u>						
Tank ID:	000001				S Contain:	
O Tank ID:	E-406048				Stg:	W
SWRCB No:	19-000-016471-000001				Storage :	
Removed:					Storag Type:	WASTE
Installed:					P Contain:	
A Date:	01-29-92				Content:	
Capac:	280				ONA:	
Tank Use:	OIL				D File Name:	TANK4A

[31](#) 1 of 1 NE 0.22 / 1,185.21 215.57 / 9 CA PFAS GW

Well ID: 1910091-005
Latitude: 34.01186
Longitude: -118.096527
Data Source(s): Perfluorooctanoic Acid; 4,8-Dioxa-3H-perfluorononanoic acid; Perfluorobutanesulfonic acid; Perfluorododecanoic acid; Perfluorohexanoic acid; Perfluoroheptanoic acid; Perfluorohexanesulfonic acid; Perfluorononanoic acid; Perfluorooctadecanoic acid; Perfluorotetradecanoic acid; Perfluorotridecanoic acid; Perfluoroundecanoic acid

Perfluorooctanoic Acid

Chemical:	PFOA	RL:	UNK
Results:	14	Top of Screen (ft):	0
Date :	08/22/2019	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

Perfluorooctanoic Acid

Chemical:	PFOA	RL:	UNK
Results:	17	Top of Screen (ft):	0
Date :	01/15/2020	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

Perfluorooctanoic Acid

Chemical:	PFOA	RL:	UNK
Results:	13	Top of Screen (ft):	0
Date :	11/19/2019	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

Perfluorooctanoic Acid

Chemical:	PFOA	RL:	UNK
Results:	16	Top of Screen (ft):	0
Date :	02/18/2020	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

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

Chemical:	PFOA	RL:	UNK
Results:	16	Top of Screen (ft):	0
Date :	07/01/2019	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

Perfluorooctanoic Acid

Chemical:	PFOA	RL:	UNK
Results:	13	Top of Screen (ft):	0
Date :	05/28/2019	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

4,8-Dioxa-3H-perfluorononanoic acid

Chemical:	ADONA	RL:	UNK
Results:	8.9	Top of Screen (ft):	0
Date :	07/01/2019	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

4,8-Dioxa-3H-perfluorononanoic acid

Chemical:	ADONA	RL:	UNK
Results:	1.7	Top of Screen (ft):	0
Date :	02/18/2020	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

4,8-Dioxa-3H-perfluorononanoic acid

Chemical:	ADONA	RL:	UNK
Results:	8.7	Top of Screen (ft):	0
Date :	05/28/2019	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

4,8-Dioxa-3H-perfluorononanoic acid

Chemical:	ADONA	RL:	UNK
Results:	1.8	Top of Screen (ft):	0
Date :	01/15/2020	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	1.8			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:	UNK	
Results:	8.9			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:	UNK	
Results:	10			Top of Screen (ft):	0	
Date :	01/15/2020			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:	UNK	
Results:	9.8			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:	UNK	
Results:	9.4			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>Chemical:</u>						
Results:	PFBSA			RL:	UNK	
Date :	11			Top of Screen (ft):	0	
Units:	08/22/2019			Screen Length (ft):	66	
Qualifer:	NG/L			Source:	DHS	
Well Type:				Source Name:	1910091-005	
Well Depth (ft):	MUNICIPAL			Other Names:	WELL 10	
<u>Perfluorobutanesulfonic acid</u>						
<u>Chemical:</u>						
Results:	PFBSA			RL:	UNK	
Date :	8.7			Top of Screen (ft):	0	
Units:	05/28/2019			Screen Length (ft):	66	
Qualifer:	NG/L			Source:	DHS	
Well Type:	<			Source Name:	1910091-005	
Well Depth (ft):	MUNICIPAL			Other Names:	WELL 10	
<u>Perfluorododecanoic acid</u>						
<u>Chemical:</u>						
Results:	PFDOA			RL:	UNK	
Date :	1.7			Top of Screen (ft):	0	
Units:	08/22/2019			Screen Length (ft):	66	
Qualifer:	NG/L			Source:	DHS	
Well Type:	<			Source Name:	1910091-005	
Well Depth (ft):	MUNICIPAL			Other Names:	WELL 10	
<u>Perfluorododecanoic acid</u>						
<u>Chemical:</u>						
Results:	PFDOA			RL:	UNK	
Date :	1.8			Top of Screen (ft):	0	
Units:	11/19/2019			Screen Length (ft):	66	
Qualifer:	NG/L			Source:	DHS	
Well Type:	<			Source Name:	1910091-005	
Well Depth (ft):	MUNICIPAL			Other Names:	WELL 10	
<u>Perfluorododecanoic acid</u>						
<u>Chemical:</u>						
Results:	PFDOA			RL:	UNK	
Date :	8.7			Top of Screen (ft):	0	
Units:	05/28/2019			Screen Length (ft):	66	
Qualifer:	NG/L			Source:	DHS	
Well Type:	<			Source Name:	1910091-005	
Well Depth (ft):	MUNICIPAL			Other Names:	WELL 10	
<u>Perfluorododecanoic acid</u>						
<u>Chemical:</u>						
Results:	PFDOA			RL:	UNK	
Date :	1.7			Top of Screen (ft):	0	
Units:	02/18/2020			Screen Length (ft):	66	
Qualifer:	NG/L			Source:	DHS	
Well Type:	<			Source Name:	1910091-005	
Well Depth (ft):	MUNICIPAL			Other Names:	WELL 10	
<u>Perfluorododecanoic acid</u>						
<u>Chemical:</u>						
Results:	PFDOA			RL:	UNK	
	8.9			Top of Screen (ft):	0	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date :	07/01/2019				Screen Length (ft):	66
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-005
Well Type:	MUNICIPAL				Other Names:	WELL 10
Well Depth (ft):						
 <u>Perfluorododecanoic acid</u>						
Chemical:	PFDOA				RL:	UNK
Results:	1.8				Top of Screen (ft):	0
Date :	01/15/2020				Screen Length (ft):	66
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-005
Well Type:	MUNICIPAL				Other Names:	WELL 10
Well Depth (ft):						
 <u>Perfluorohexanoic acid</u>						
Chemical:	PFHA				RL:	UNK
Results:	3.3				Top of Screen (ft):	0
Date :	08/22/2019				Screen Length (ft):	66
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-005
Well Type:	MUNICIPAL				Other Names:	WELL 10
Well Depth (ft):						
 <u>Perfluorohexanoic acid</u>						
Chemical:	PFHA				RL:	UNK
Results:	3.5				Top of Screen (ft):	0
Date :	01/15/2020				Screen Length (ft):	66
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-005
Well Type:	MUNICIPAL				Other Names:	WELL 10
Well Depth (ft):						
 <u>Perfluorohexanoic acid</u>						
Chemical:	PFHA				RL:	UNK
Results:	8.9				Top of Screen (ft):	0
Date :	07/01/2019				Screen Length (ft):	66
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-005
Well Type:	MUNICIPAL				Other Names:	WELL 10
Well Depth (ft):						
 <u>Perfluorohexanoic acid</u>						
Chemical:	PFHA				RL:	UNK
Results:	2.8				Top of Screen (ft):	0
Date :	11/19/2019				Screen Length (ft):	66
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-005
Well Type:	MUNICIPAL				Other Names:	WELL 10
Well Depth (ft):						
 <u>Perfluorohexanoic acid</u>						
Chemical:	PFHA				RL:	UNK
Results:	4.1				Top of Screen (ft):	0
Date :	02/18/2020				Screen Length (ft):	66
Units:	NG/L				Source:	DHS

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Qualifer:				Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
 <u>Perfluorohexanoic acid</u>						
Chemical:	PFHA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
 <u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:	UNK	
Results:	2.2			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
 <u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:	UNK	
Results:	3.1			Top of Screen (ft):	0	
Date :	01/15/2020			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
 <u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:	UNK	
Results:	2.1			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
 <u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:	UNK	
Results:	8.9			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
 <u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:	UNK	
Results:	3.7			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	

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

Perfluoroheptanoic acid

Chemical:	PFHPA	RL:	UNK
Results:	8.7	Top of Screen (ft):	0
Date :	05/28/2019	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

Perfluorohexanesulfonic acid

Chemical:	PFHXSA	RL:	UNK
Results:	8.7	Top of Screen (ft):	0
Date :	05/28/2019	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

Perfluorohexanesulfonic acid

Chemical:	PFHXSA	RL:	UNK
Results:	7.1	Top of Screen (ft):	0
Date :	01/15/2020	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

Perfluorohexanesulfonic acid

Chemical:	PFHXSA	RL:	UNK
Results:	8.9	Top of Screen (ft):	0
Date :	07/01/2019	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

Perfluorohexanesulfonic acid

Chemical:	PFHXSA	RL:	UNK
Results:	6.4	Top of Screen (ft):	0
Date :	08/22/2019	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

Perfluorohexanesulfonic acid

Chemical:	PFHXSA	RL:	UNK
Results:	8	Top of Screen (ft):	0
Date :	11/19/2019	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

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

Chemical:	PFHXA	RL:	UNK
Results:	6.9	Top of Screen (ft):	0
Date :	02/18/2020	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

Perfluorononanoic acid

Chemical:	PFNA	RL:	UNK
Results:	4.2	Top of Screen (ft):	0
Date :	08/22/2019	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

Perfluorononanoic acid

Chemical:	PFNA	RL:	UNK
Results:	4	Top of Screen (ft):	0
Date :	02/18/2020	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

Perfluorononanoic acid

Chemical:	PFNA	RL:	UNK
Results:	3.6	Top of Screen (ft):	0
Date :	11/19/2019	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

Perfluorononanoic acid

Chemical:	PFNA	RL:	UNK
Results:	8.7	Top of Screen (ft):	0
Date :	05/28/2019	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

Perfluorononanoic acid

Chemical:	PFNA	RL:	UNK
Results:	3.9	Top of Screen (ft):	0
Date :	01/15/2020	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

Perfluorononanoic acid

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Chemical:	PFNA			RL:	UNK	
Results:	8.9			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
 <u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	3.2			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
 <u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	3.3			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
 <u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	2.9			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
 <u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	8.9			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
 <u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	3.3			Top of Screen (ft):	0	
Date :	01/15/2020			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
 <u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Results:	8.7				Top of Screen (ft):	0
Date :	05/28/2019				Screen Length (ft):	66
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-005
Well Type:	MUNICIPAL				Other Names:	WELL 10
Well Depth (ft):						
 <u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA				RL:	UNK
Results:	1.8				Top of Screen (ft):	0
Date :	11/19/2019				Screen Length (ft):	66
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-005
Well Type:	MUNICIPAL				Other Names:	WELL 10
Well Depth (ft):						
 <u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA				RL:	UNK
Results:	1.8				Top of Screen (ft):	0
Date :	01/15/2020				Screen Length (ft):	66
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-005
Well Type:	MUNICIPAL				Other Names:	WELL 10
Well Depth (ft):						
 <u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA				RL:	UNK
Results:	8.9				Top of Screen (ft):	0
Date :	07/01/2019				Screen Length (ft):	66
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-005
Well Type:	MUNICIPAL				Other Names:	WELL 10
Well Depth (ft):						
 <u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA				RL:	UNK
Results:	1.7				Top of Screen (ft):	0
Date :	02/18/2020				Screen Length (ft):	66
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-005
Well Type:	MUNICIPAL				Other Names:	WELL 10
Well Depth (ft):						
 <u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA				RL:	UNK
Results:	8.7				Top of Screen (ft):	0
Date :	05/28/2019				Screen Length (ft):	66
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-005
Well Type:	MUNICIPAL				Other Names:	WELL 10
Well Depth (ft):						
 <u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA				RL:	UNK
Results:	1.7				Top of Screen (ft):	0
Date :	08/22/2019				Screen Length (ft):	66

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:	UNK	
Results:	8.9			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:	UNK	
Results:	1.8			Top of Screen (ft):	0	
Date :	01/15/2020			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:	UNK	
Results:	1.8			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-005	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Well Type:	MUNICIPAL				Other Names:	WELL 10
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	08/22/2019			Screen Length (ft):		66
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-005
Well Type:	MUNICIPAL			Other Names:		WELL 10
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	1.8			Top of Screen (ft):		0
Date :	11/19/2019			Screen Length (ft):		66
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-005
Well Type:	MUNICIPAL			Other Names:		WELL 10
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	1.8			Top of Screen (ft):		0
Date :	01/15/2020			Screen Length (ft):		66
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-005
Well Type:	MUNICIPAL			Other Names:		WELL 10
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	02/18/2020			Screen Length (ft):		66
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-005
Well Type:	MUNICIPAL			Other Names:		WELL 10
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	8.7			Top of Screen (ft):		0
Date :	05/28/2019			Screen Length (ft):		66
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-005
Well Type:	MUNICIPAL			Other Names:		WELL 10
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	8.9			Top of Screen (ft):		0
Date :	07/01/2019			Screen Length (ft):		66
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-005
Well Type:	MUNICIPAL			Other Names:		WELL 10
Well Depth (ft):						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
32	1 of 8	W	0.22 / 1,187.10	202.17 / -4	OSTROM CHEVROLET 310 W WHITTIER BLVD MONTEBELLO CA 90640	RCRA SQG

EPA Handler ID: CAD981685621
Gen Status Universe: Small Quantity Generator
Contact Name: ENVIRONMENTAL MANAGER
Contact Address: 310 W WHITTIER BLVD , , MONTEBELLO , CA, 90640 , US
Contact Phone No and Ext: 213-723-6488
Contact Email:
Contact Country: US
County Name: LOS ANGELES
EPA Region: 09
Land Type: Other
Receive Date: 19861027
Location Latitude: 34.009063
Location Longitude: -118.103354

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19861027
Handler Name: OSTROM CHEVROLET
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator
Source Type: Notification

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:	Notification	Zip Code:	99999
Owner/Operator Ind:	Current Owner	Street No:	
Type:	Private	Street 1:	NOT REQUIRED

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Name:	ARA SEVACHERIAN		Street 2:			
Date Became Current:			City:		NOT REQUIRED	
Date Ended Current:			State:		ME	
Phone:	415-555-1212		Country:			
Source Type:	Notification		Zip Code:		99999	

32	2 of 8	W	0.22 / 1,187.10	202.17 / -4	OSTROM CHEVROLET 310 WEST WHITTIER BOULEVARD MONTEBELLO CA 90640	LUST
Global ID:	T10000000135			County:	LOS ANGELES	
Status:	COMPLETED - CASE CLOSED			Latitude:	34.009206	
Status Date:	6/16/2009			Longitude:	-118.103446	
Case Type:	LUST CLEANUP SITE					
Date Source:	LUST Cleanup Sites & Military UST Site from GeoTracker Project Search Results Export; LUST Cleanup Sites & Military UST Site from GeoTracker Cleanup Sites Data Download					

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:		Potential COC:	
Local Case No:	009889-009732	How Discovered:	
Begin Date:	12/16/2003	Stop Method:	
Lead Agency:	LOS ANGELES COUNTY	Stop Description:	UST PULLED
Local Agency:		Case Worker:	
CUF Case:	NO	File Location:	
Potential Media of Concern:			
How Discovered Description:	TANK PULL		
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
DWR GW Subbasin Name:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Disadvantaged Community:			
Calenviroscreen Score:	91-95%		
Site History:			

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity

Action Type:	ENFORCEMENT					
Date :	6/16/2009					
Action:	Closure/No Further Action Letter - #C615197					
Action Type:	Other					
Date :	1/16/2004					
Action:	Leak Reported					
Action Type:	Other					
Date :	12/16/2003					
Action:	Leak Began					
Action Type:	Other					
Date :	12/16/2003					
Action:	Leak Discovery					

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status:	Completed - Case Closed					
Status Date:	6/16/2009					
Status:	Open - Site Assessment					
Status Date:	7/31/2008					
Status:	Open - Case Begin Date					
Status Date:	12/16/2003					

LUST Sites from GeoTracker Search - Regulatory Profile

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Site Facility Name:	OSTROM CHEVROLET	Potential COC:	NONE SPECIFIED
Site Facility Type:	LUST CLEANUP SITE	Facility Type:	
Cleanup Status:	COMPLETED - CASE CLOSED	Composting Method:	
Project Status:		Address:	310 WEST WHITTIER BOULEVARD
WDR Place Type:		City:	MONTEBELLO
WDR File:		Zip:	90640
WDR Order:		County:	LOS ANGELES
CUF Priority Assig:		CUF Claim:	
CUF Amount Paid:			
File Location:			
Designated Beneficial Use:	MUN, AGR, IND, PROC		
Project Oversight Agencies:			
Report Link:	https://geotracker.waterboards.ca.gov/profile_report?global_id=T10000000135		
Cleanup Status Detail:	COMPLETED - CASE CLOSED AS OF 6/16/2009		
Cleanup History Link:	https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T10000000135&tabname=regulatoryhistory		
Potential Media of Concern:	NONE SPECIFIED		
User Defined Beneficial Use:			
DWR GW Sub Basin:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
Post Closure Site Management:			
Future Land Use:			
Cleanup Oversight Agencies:	LOS ANGELES COUNTY (LEAD) - CASE #: 009889-009732 LOS ANGELES RWQCB (REGION 4)		
Gndwater Monitoring Freque:			
Designated Beneficial Use Desc:	Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply		
Site History:			

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History

Status:	Completed - Case Closed
Date :	6/16/2009
Status:	Open - Site Assessment
Date :	7/31/2008
Status:	Open - Case Begin Date
Date :	12/16/2003

LUST Sites from GeoTracker Search - Regulatory Activities (as of May 29, 2021)

Action Type:	Other Regulatory Actions
Action Date:	6/16/2009
Received Issue Date:	6/16/2009
Action:	Closure/No Further Action Letter - #C615197
Doc Link:	
Title Description Comments:	

CLOSURE FINALIZED FOR TWO APP #'S 400221 & 351811

Action Type:	Leak Action
Action Date:	1/16/2004
Received Issue Date:	
Action:	Leak Reported
Doc Link:	
Title Description Comments:	

Action Type:	Leak Action
Action Date:	12/16/2003
Received Issue Date:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Action: Leak Began
 Doc Link:
 Title Description Comments:

Action Type: Leak Action
 Action Date: 12/16/2003
 Received Issue Date:
 Action: Leak Discovery
 Doc Link:
 Title Description Comments:

32	3 of 8	W	0.22 / 1,187.10	202.17 / -4	310 W WHITTIER BLVD MONTEBELLO CA 90640	HMS LA
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Site No: 009889
 Area: 3H

Detail Info

Permit No:	000351808	Permit Status Code:	REM
Permit Cat Desc:	Underground Storage Tank	Permit Category:	T
Status Code:	REM	File No:	009732
Status Desc:	Equipment Removed	File Name:	OSTROM CHEVROLET
Permit Status Desc:	Equipment Removed		
Permit Type:	1		
Permit Type Desc:	Underground Storage Tank Interim Permit		

Detail Info

Permit No:	00001012T	Permit Status Code:	REM
Permit Cat Desc:	Underground Storage Tank	Permit Category:	T
Status Code:	REM	File No:	009732
Status Desc:	Equipment Removed	File Name:	OSTROM CHEVROLET
Permit Status Desc:	Equipment Removed		
Permit Type:	0		
Permit Type Desc:	Underground Storage Tank Operating Permit		

32	4 of 8	W	0.22 / 1,187.10	202.17 / -4	CHEVROLET OF MONTEBELLO 310 W WHITTIER BLVD MONTEBELLO CA 90640	CERS TANK
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Site ID: 104742
 Longitude: -118.102402
 Latitude: 34.009495

Regulated Programs

EI ID:	10267366
EI Description:	Hazardous Waste Generator
EI ID:	10267366
EI Description:	Aboveground Petroleum Storage
EI ID:	10267366
EI Description:	Chemical Storage Facilities

Violations

Violation Date:	09/25/2015	Violation Source:	CERS
Violation Program:	APSA	Violation Division:	Los Angeles County Fire Department
Citation:	HSC 6.67 25270.6(a)(2) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.6(a)(2)		

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

Returned to compliance on 11/03/2015. OBSERVATION: Failure to submit a Tank Facility Statement or Business Plan. CORRECTIVE ACTION: Submit a Tank Facility Statement or Business Plan.

Violation Description:

Failure to submit a Tank Facility Statement or Business Plan.

Violations

Violation Date:	09/25/2015	Violation Source:	CERS
Violation Program:	HW	Violation Division:	Los Angeles County Fire Department
Citation:	HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections		
Violation Notes:			

Returned to compliance on 11/03/2015. OBSERVATION: Bulk storage containers with secondary containment are not being emptied out daily and are being used for storage purpose and not for accidental discharge. Observed 2 x 55 gallon drum of used oil on secondary containment pallet filled up approximately half way.

Violation Description:

Haz Waste Generator Program - Operations/Maintenance - General

Violations

Violation Date:	09/25/2015	Violation Source:	CERS
Violation Program:	HMRRP	Violation Division:	Los Angeles County Fire Department
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)		
Violation Notes:			

Returned to compliance on 09/26/2016. OBSERVATION: The facility has not submitted the Hazardous Materials Inventory Chemical Description page for: 1 x 500 gallon of ATF 3 x 25 gallon of part washer solvent to the CUPA. CORRECTIVE ACTION: Complete and submit the Hazardous Materials Inventory Chemical Description page for all materials listed above electronically in the California Environmental Reporting System (CERS).

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:	09/25/2015	Violation Source:	CERS
Violation Program:	HW	Violation Division:	Los Angeles County Fire Department
Citation:	22 CCR 16 66266.130 - California Code of Regulations, Title 22, Chapter 16, Section(s) 66266.130		
Violation Notes:			

Returned to compliance on 11/03/2015. OBSERVATION: Generator failed to properly handle, manage, label, and/or recycle used oil and fuel filters. Observed 3 x 55 gallon filter drums in tank room. One filter drum labeled, other two missing labels. CORRECTIVE ACTION: Owner/Operator shall immediately comply with the Title 22 regulations with regards to the proper handling, management, labeling and recycling of used oil and fuel filters. Verify compliance with the CUPA within [# days].

Violation Description:

Failure to properly handle, manage, label, and recycle used oil and fuel filters.

Violations

Violation Date:	09/25/2015	Violation Source:	CERS
Violation Program:	HW	Violation Division:	Los Angeles County Fire Department
Citation:	22 CCR 12 66262.20 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.20		
Violation Notes:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Returned to compliance on 11/03/2015. OBSERVATION: Provide manifest(s) for the transport of sump sludge to a hazardous waste for off-site transfer, treatment, storage or disposal as required. There were no manifest available for sump sludge in clarifier or any documentation showing the clarifier were checked and not in need of pick up at this time. CORRECTIVE ACTION: The Owner/Operator shall properly prepare manifests for any transport of a hazardous waste for off-site transfer, treatment, storage or disposal going forward. Provide a copy of a prepared manifest to the CUPA to verify compliance.

Violation Description:

Failure to prepare a hazardous waste manifest for the transport of a hazardous waste for off-site transfer, treatment, storage, or disposal.

Violations

Violation Date:	09/25/2015	Violation Source:	CERS
Violation Program:	HW	Violation Division:	Los Angeles County Fire Department
Citation:	HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple		
Violation Notes:			

Returned to compliance on 11/03/2015. Provide documents showing drain located inside the tank room is connected to a clarifier or other approved collection device.

Violation Description:

Haz Waste Generator Program - Release/Leaks/Spills - General

Violations

Violation Date:	09/25/2015	Violation Source:	CERS
Violation Program:	HW	Violation Division:	Los Angeles County Fire Department
Citation:	22 CCR 15 66265.195(a) - California Code of Regulations, Title 22, Chapter 15, Section(s) 66265.195(a)		
Violation Notes:			

Returned to compliance on 11/03/2015. OBSERVATION: Facility missing daily inspection log for september 2015. The owner/operator shall inspect, and document, where present, at least once each operating day: 1) Overfill/spill control equipment; 2) Aboveground portions of the tank system to detect corrosion or releases of water; 3) Data gathered from monitoring and leak-detection equipment; 4) Outside areas of the tank system including secondary containment to detect erosion or signs of releases of hazardous waste; 5) For uncovered tanks, the level of waste in the tank; 6) Cathodic protection if present. Inspection log missing all of september entry. Inspection to be conducted daily prior to checking off. CORRECTIVE ACTION: Immediately begin daily inspections of the hazardous waste tank system(s), and document the items inspected. Submit a copy of the inspection log for the next 30 days to the CUPA by [date, 30 days from now].

Violation Description:

Failure of the owner or operator to conduct inspections and maintain inspection records at the facility of the following tank equipment:

- 1) Overfill/spill control equipment (e.g., waste-feed cutoff systems, bypass systems, and drainage systems) to ensure that it is in good working order;
- 2) The aboveground portions of the tank system, if any, to detect corrosion or releases of waste;
- 3) Data gathered from monitoring equipment and leak-detection equipment, (e.g., pressure and temperature gauges, monitoring wells) to ensure that the tank system is being operated according to its design;
- 4) The construction materials and the area immediately surrounding the externally accessible portion of the tank system including secondary containment structures (e.g., dikes) to detect erosion or signs of releases of hazardous waste (e.g., wet spots, dead vegetation); and
- 5) For uncovered tanks, the level of waste in the tank, to ensure compliance with section 66265.194(b)(3).

Evaluations

Eval Date:	09/25/2015
Violations Found:	Yes
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS
Eval Notes:	

Scott Schoonover, Service Manager; Note: data in [EVAL Notes] field for some records is truncated from the source.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Eval Date:		03/30/2019				
Violations Found:		No				
Eval General Type:		Compliance Evaluation Inspection				
Eval Type:		Routine done by local agency				
Eval Division:		Los Angeles County Fire Department				
Eval Program:		HW				
Eval Source:		CERS				
Eval Notes:						
Consent given by John Schmidt, Operation Director; Note: data in [EVAL Notes] field for some records is truncated from the source.						
Eval Date:		11/03/2015				
Violations Found:		No				
Eval General Type:		Other/Unknown				
Eval Type:		Other, not routine, done by local agency				
Eval Division:		Los Angeles County Fire Department				
Eval Program:		HW				
Eval Source:		CERS				
Eval Notes:						
Eval Date:		05/19/2016				
Violations Found:		No				
Eval General Type:		Other/Unknown				
Eval Type:		Other, not routine, done by local agency				
Eval Division:		Los Angeles County Fire Department				
Eval Program:		HMRRP				
Eval Source:		CERS				
Eval Notes:						
Eval Date:		09/25/2015				
Violations Found:		Yes				
Eval General Type:		Compliance Evaluation Inspection				
Eval Type:		Routine done by local agency				
Eval Division:		Los Angeles County Fire Department				
Eval Program:		HMRRP				
Eval Source:		CERS				
Eval Notes:						
Scott Schoonover, Service Manager; Note: data in [EVAL Notes] field for some records is truncated from the source.						
Eval Date:		11/03/2015				
Violations Found:		No				
Eval General Type:		Other/Unknown				
Eval Type:		Other, not routine, done by local agency				
Eval Division:		Los Angeles County Fire Department				
Eval Program:		APSA				
Eval Source:		CERS				
Eval Notes:						
Eval Date:		09/26/2016				
Violations Found:		No				
Eval General Type:		Other/Unknown				
Eval Type:		Other, not routine, done by local agency				
Eval Division:		Los Angeles County Fire Department				
Eval Program:		HMRRP				
Eval Source:		CERS				
Eval Notes:						
Eval Date:		09/25/2015				
Violations Found:		Yes				
Eval General Type:		Compliance Evaluation Inspection				
Eval Type:		Routine done by local agency				
Eval Division:		Los Angeles County Fire Department				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Eval Program:	APSA
Eval Source:	CERS
Eval Notes:	

Scott Schoonover, Service Manager; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date:	03/30/2019
Violations Found:	No
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	Los Angeles County Fire Department
Eval Program:	APSA
Eval Source:	CERS
Eval Notes:	

Consent given by John Schmidt, Operation Director; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date:	03/30/2019
Violations Found:	No
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

Consent given by John Schmidt, Operation director; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date:	11/03/2015
Violations Found:	No
Eval General Type:	Other/Unknown
Eval Type:	Other, not routine, done by local agency
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

Affiliations

Affil Type Desc:	CUPA District
Entity Name:	Los Angeles County Fire
Entity Title:	
Address:	5825 Rickenbacker Road
City:	Commerce
State:	CA
Country:	
Zip Code:	90040-3027
Phone:	(323) 890-4000

Affil Type Desc:	Identification Signer
Entity Name:	Randy Uyehara
Entity Title:	Service Director
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	

Affil Type Desc:	Property Owner
Entity Name:	Montebello Auto Group LLC
Entity Title:	
Address:	310 W WHITTIER BLVD
City:	MONTEBELLO
State:	CA

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Country: Zip Code: Phone:		United States 90640 (323) 728-9181				
Affil Type Desc: Entity Name: Entity Title: Address: City: State: Country: Zip Code: Phone:		Parent Corporation CHEVROLET OF MONTEBELLO				
Affil Type Desc: Entity Name: Entity Title: Address: City: State: Country: Zip Code: Phone:		Document Preparer Chris Mamoulelis, Celly Services, Inc.				
Affil Type Desc: Entity Name: Entity Title: Address: City: State: Country: Zip Code: Phone:		Environmental Contact Randy Uyehara 310 W WHITTER BLVD MONTEBELLO CA 90640				
Affil Type Desc: Entity Name: Entity Title: Address: City: State: Country: Zip Code: Phone:		Operator Chris Teague (323) 728-9181				
Affil Type Desc: Entity Name: Entity Title: Address: City: State: Country: Zip Code: Phone:		Facility Mailing Address Mailing Address 310 W WHITTIER BLVD MONTEBELLO CA 90640				
Affil Type Desc: Entity Name: Entity Title: Address: City: State: Country: Zip Code: Phone:		Legal Owner MONTEBELLO AUTO GROUP LLC 310 W. WHITTIER BLVD MONTEBELLO CA United States 90640 (323) 728-9181				

Coordinates

Env Int Type Code:	HWG	Longitude:	-118.102400
Program ID:	10267366	Coord Name:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Latitude:	34.009490				Ref Point Type Desc: Center of a facility or station.	

32	5 of 8	W	0.22 / 1,187.10	202.17 / -4	DYNAMIC AUTO IMAGES/MONTEBELLO CHEVROLET 310 W WHITTIER BLVD MONTEBELLO CA 90640-5324	RCRA NON GEN
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EPA Handler ID: CAL000364960
Gen Status Universe: No Report
Contact Name: ELISA REYES
Contact Address: 1407 N BATAVIA ST , STE. 102 , ORANGE , CA, 92867-0000 ,
Contact Phone No and Ext: 714-771-3400
Contact Email: ELISA@DYNAMICAUTOIMAGES.COM
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20110627
Location Latitude: 34.009063
Location Longitude: -118.103354

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20110627
Handler Name: DYNAMIC AUTO IMAGES/MONTEBELLO CHEVROLET
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	1407 N BATAVIA
Name:	DYNAMIC SERVICES INC	Street 2:	
Date Became Current:		City:	ORANGE
Date Ended Current:		State:	CA
Phone:	714-771-3400	Country:	
Source Type:	Implementer	Zip Code:	92867-0000

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Owner/Operator Ind: Current Operator Type: Other Name: ELISA REYES Date Became Current: Date Ended Current: Phone: 714-771-3400 Source Type: Implementer Street No: Street 1: 1407 N BATAVIA ST Street 2: STE. 102 City: ORANGE State: CA Country: Zip Code: 92867-0000						

32	6 of 8	W	0.22 / 1,187.10	202.17 / -4	MONTEBELLO AUTO GROUP LLC DBA CHEVROLET OF MONTEBELLO 310 W WHITTIER BLVD MONTEBELLO CA 90640-5324	RCRA NON GEN
EPA Handler ID: CAL000351998 Gen Status Universe: No Report Contact Name: CHRISTIAN TEAGUE Contact Address: 310 W WHITTIER BLVD , , MONTEBELLO , CA, 90640 , Contact Phone No and Ext: 323-728-9181 Contact Email: RPARENT@CHEVROLETOFMONTEBELLO.COM Contact Country: County Name: LOS ANGELES EPA Region: 09 Land Type: Receive Date: 20100426 Location Latitude: 34.009063 Location Longitude: -118.103354						

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20100426
Handler Name:	MONTEBELLO AUTO GROUP LLC DBA CHEVROLET OF MONTEBELLO
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Owner/Operator Ind: Current Owner Type: Other Name: MONTEBELLO AUTO GROUP LLC Date Became Current: Date Ended Current: Phone: 310-749-7603 Source Type: Implementer Street No: Street 1: 310 W WHITTIER BLVD Street 2: City: MONTEBELLO State: CA Country: Zip Code: 90640-5324 Owner/Operator Ind: Current Operator Type: Other Name: CHRISTIAN TEAGUE Date Became Current: Date Ended Current: Phone: 323-728-9181 Source Type: Implementer Street No: Street 1: 310 W WHITTIER BLVD Street 2: City: MONTEBELLO State: CA Country: Zip Code: 90640						
32	7 of 8	W	0.22 / 1,187.10	202.17 / -4	CHEVROLET OF MONTEBELLO 310 W WHITTIER BLVD MONTEBELLO CA 90640	CUPA LA COUNTY
Facility ID: FA0029832 CERS ID: 10267366 Active Facility Details PE: 1003 PE: 3002 PE: 3701						
32	8 of 8	W	0.22 / 1,187.10	202.17 / -4	OSTROM CHEVROLET 310 W WHITTIER BLVD MONTEBELLO CA	UST SWEEPS
C C: A19-000-9732 BOE: 44-008550 Comp: 9732 Status: ACTIVE No of Tanks: 2 Jurisdic: LOS ANGELES COUNTY Agency: WASTE MANAGEMENT DEPARTMENT Phone: D Filename: SITE04A Page No: 465 County: LOS ANGELES State : CA Zip: Latitude: 34.0091 Longitude: -118.102976 Georesult: S5HPNTSC-A						
Tank Details Tank ID: 000001 O Tank ID: SWRCB No: 19-000-009732-000001 Removed: Installed: A Date: 06-30-89 Capac: Tank Use: UNKNOWN S Contain: Stg: W Storage : Storag Type: WASTE P Contain: Content: ONA: D File Name: TANK4A						
Tank Details Tank ID: 000002 O Tank ID: SWRCB No: 19-000-009732-000002 Removed: Installed: A Date: 06-30-89 Capac: S Contain: Stg: W Storage : Storag Type: WASTE P Contain: Content: ONA:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Tank Use:		UNKNOWN		D File Name:		TANK4A
33	1 of 3	W	0.23 / 1,194.41	202.17 / -4	OSTROM CHEVROLET 310 W. WHITTIER BOULEVARD MONTEBELLO CA 90640	HHSS
County:		Los Angeles				
Tank Details Microfiche:		http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002655f.pdf				
33	2 of 3	W	0.23 / 1,194.41	202.17 / -4	OSTROM CHEVROLET 310 W WHITTIER BL MONTEBELLO CA 90640	EMISSIONS

1987 Criteria Data

Facility ID:	5251	CERR Code:	
Facility SIC Code:	5511	TOGT:	6.4
CO:	19	ROGT:	6.1952
Air Basin:	SC	COT:	
District:	SC	NOXT:	
COID:	LA	SOXT:	
DISN:	SOUTH COAST AQMD	PMT:	.1
CHAPIS:		PM10T:	.096

1987 Toxic Data

Facility ID:	5251	COID:	LA
Facility SIC Code:	5511	DISN:	SOUTH COAST AQMD
CO:	19	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:	5251	CERR Code:	
Facility SIC Code:	5511	TOGT:	2.3
CO:	19	ROGT:	2.2264
Air Basin:	SC	COT:	
District:	SC	NOXT:	
COID:	LA	SOXT:	
DISN:	SOUTH COAST AQMD	PMT:	0
CHAPIS:		PM10T:	0

1990 Toxic Data

Facility ID:	5251	COID:	LA
Facility SIC Code:	5511	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>1993 Criteria Data</u>						
Facility ID:	5251				CERR Code:	
Facility SIC Code:	5511				TOGT:	1.9
CO:	19				ROGT:	1.21268
Air Basin:	SC				COT:	0
District:	SC				NOXT:	0
COID:	LA				SOXT:	
DISN:	SOUTH COAST AQMD				PMT:	
CHAPIS:					PM10T:	
<u>1993 Toxic Data</u>						
Facility ID:	5251				COID:	LA
Facility SIC Code:	5511				DISN:	SOUTH COAST AQMD
CO:	19				CHAPIS:	
Air Basin:	SC				CERR Code:	
District:	SC					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						
<u>1995 Criteria Data</u>						
Facility ID:	5251				CERR Code:	
Facility SIC Code:	5511				TOGT:	1.9
CO:	19				ROGT:	1.21268
Air Basin:	SC				COT:	0
District:	SC				NOXT:	0
COID:	LA				SOXT:	
DISN:	SOUTH COAST AQMD				PMT:	
CHAPIS:					PM10T:	
<u>1995 Toxic Data</u>						
Facility ID:	5251				COID:	LA
Facility SIC Code:	5511				DISN:	SOUTH COAST AQMD
CO:	19				CHAPIS:	
Air Basin:	SC				CERR Code:	
District:	SC					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						
<u>33</u>	3 of 3	W	0.23 / 1,194.41	202.17 / -4	OSTROM CHEVROLET 310 W. WHITTIER BOULEVARD MONTEBELLO CA	HIST TANK
Owner Name:	ARSEV, INC DBA OSTROM CHEVROLE				No of Containers:	2
Owner Street:	310 WHITTIER BOULEVARD				County:	LOS ANGELES
Owner City:	MONTEBELLO				Facility State:	CA
Owner State:	CA				Facility Zip:	90640
Owner Zip:	90640					
<u>34</u>	1 of 3	W	0.23 / 1,221.17	202.94 / -3	UNION OIL SERVICE STATION 085 318 WEST WHITTER BLVD. MONTEBELLO CA 90640	HHSS
County:	Los Angeles					
Tank Details Microfiche:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00028252.pdf					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
34	2 of 3	W	0.23 / 1,221.17	202.94 / -3	SERVICE STATION 0854 318 W WHITTER BLVD MONTEBELLO CA 90640	HHSS
County:		Los Angeles				
Tank Details Microfiche:		http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00028f9a.pdf				
34	3 of 3	W	0.23 / 1,221.17	202.94 / -3	UNION OIL SERVICE STATION #085 318 WEST WHITTIER BLVD. MONTEBELLO CA	HIST TANK
Owner Name:		UNION OIL COMPANY OF CALIFORNI		No of Containers:		1
Owner Street:		3701 WILSHIRE BOULEVARD - SUIT		County:		LOS ANGELES
Owner City:		LOS ANGELES		Facility State:		CA
Owner State:		CA		Facility Zip:		90640
Owner Zip:		90010				
35	1 of 1	SSE	0.23 / 1,226.36	183.18 / -23	ATLAS WIRE & CABLE, ROSEN ELEC 133 S VAN NORMAN MONTEBELLO CA 90640	EMISSIONS
<u>1987 Criteria Data</u>						
Facility ID:		35035		CERR Code:		
Facility SIC Code:		3694		TOGT:		.1
CO:		19		ROGT:		.09044
Air Basin:		SC		COT:		
District:		SC		NOXT:		
COID:		LA		SOXT:		
DISN:		SOUTH COAST AQMD		PMT:		0
CHAPIS:				PM10T:		0
<u>1987 Toxic Data</u>						
Facility ID:		35035		COID:		LA
Facility SIC Code:		3694		DISN:		SOUTH COAST AQMD
CO:		19		CHAPIS:		
Air Basin:		SC		CERR Code:		
District:		SC				
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						
<u>1990 Criteria Data</u>						
Facility ID:		35035		CERR Code:		
Facility SIC Code:		3694		TOGT:		1.3
CO:		19		ROGT:		1.17572
Air Basin:		SC		COT:		
District:		SC		NOXT:		
COID:		LA		SOXT:		
DISN:		SOUTH COAST AQMD		PMT:		0
CHAPIS:				PM10T:		0

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>1990 Toxic Data</u>						
Facility ID:	35035			COID:	LA	
Facility SIC Code:	3694			DISN:	SOUTH COAST AQMD	
CO:	19			CHAPIS:		
Air Basin:	SC			CERR Code:		
District:	SC					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						

36	1 of 1	NNW	0.23 / 1,235.30	208.02 / 2	MONTEBELLO USD FREMONT ELEMENTARY SCHL 200 W MADISON MONTEBELLO CA 90640	RCRA SQG
EPA Handler ID:	CAD982052052					
Gen Status Universe:	Small Quantity Generator					
Contact Name:	ENVIRONMENTAL MANAGER					
Contact Address:	200 W MADISON , , MONTEBELLO , CA, 90640 , US					
Contact Phone No and Ext:	213-726-1225					
Contact Email:						
Contact Country:	US					
County Name:	LOS ANGELES					
EPA Region:	09					
Land Type:	Other					
Receive Date:	19871008					
Location Latitude:	34.012422					
Location Longitude:	-118.100753					

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	19871008
Handler Name:	MONTEBELLO USD FREMONT ELEMENTARY SCHL
Federal Waste Generator Code:	2
Generator Code Description:	Small Quantity Generator
Source Type:	Notification

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>Owner/Operator Details</u>						
Owner/Operator Ind:	Current Owner				Street No:	
Type:	District				Street 1:	NOT REQUIRED
Name:	MONTEBELLO USD				Street 2:	
Date Became Current:					City:	NOT REQUIRED
Date Ended Current:					State:	ME
Phone:	415-555-1212				Country:	
Source Type:	Notification				Zip Code:	99999
Owner/Operator Ind:	Current Operator				Street No:	
Type:	District				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:	Notification				Zip Code:	99999
37	1 of 1	NE	0.23 / 1,235.78	213.14 / 7	CA	PFAS GW
Well ID:	1910091-004					
Latitude:	34.011742					
Longitude:	-118.096024					
Data Source(s):	Perfluorooctanoic Acid; 4,8-Dioxa-3H-perfluorononanoic acid; Perfluorobutanesulfonic acid; Perfluorododecanoic acid; Perfluorohexanoic acid; Perfluoroheptanoic acid; Perfluorohexanesulfonic acid; Perfluorononanoic acid; Perfluorooctadecanoic acid; Perfluorotetradecanoic acid; Perfluorotridecanoic acid; Perfluoroundecanoic acid					
<u>Perfluorooctanoic Acid</u>						
Chemical:	PFOA				RL:	UNK
Results:	15				Top of Screen (ft):	0
Date :	08/22/2019				Screen Length (ft):	47
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-004
Well Type:	MUNICIPAL				Other Names:	WELL 09
Well Depth (ft):						
<u>Perfluorooctanoic Acid</u>						
Chemical:	PFOA				RL:	UNK
Results:	12				Top of Screen (ft):	0
Date :	11/19/2019				Screen Length (ft):	47
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-004
Well Type:	MUNICIPAL				Other Names:	WELL 09
Well Depth (ft):						
<u>Perfluorooctanoic Acid</u>						
Chemical:	PFOA				RL:	UNK
Results:	14				Top of Screen (ft):	0
Date :	02/28/2020				Screen Length (ft):	47
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-004
Well Type:	MUNICIPAL				Other Names:	WELL 09
Well Depth (ft):						
<u>Perfluorooctanoic Acid</u>						
Chemical:	PFOA				RL:	UNK
Results:	15				Top of Screen (ft):	0

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date :	07/01/2019				Screen Length (ft):	47
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-004
Well Type:	MUNICIPAL				Other Names:	WELL 09
Well Depth (ft):						
<u>Perfluorooctanoic Acid</u>						
Chemical:	PFOA				RL:	UNK
Results:	15				Top of Screen (ft):	0
Date :	05/28/2019				Screen Length (ft):	47
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-004
Well Type:	MUNICIPAL				Other Names:	WELL 09
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA				RL:	UNK
Results:	1.7				Top of Screen (ft):	0
Date :	08/22/2019				Screen Length (ft):	47
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-004
Well Type:	MUNICIPAL				Other Names:	WELL 09
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA				RL:	UNK
Results:	9				Top of Screen (ft):	0
Date :	07/01/2019				Screen Length (ft):	47
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-004
Well Type:	MUNICIPAL				Other Names:	WELL 09
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA				RL:	UNK
Results:	1.8				Top of Screen (ft):	0
Date :	02/28/2020				Screen Length (ft):	47
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-004
Well Type:	MUNICIPAL				Other Names:	WELL 09
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA				RL:	UNK
Results:	8.7				Top of Screen (ft):	0
Date :	05/28/2019				Screen Length (ft):	47
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-004
Well Type:	MUNICIPAL				Other Names:	WELL 09
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA				RL:	UNK
Results:	1.7				Top of Screen (ft):	0
Date :	11/19/2019				Screen Length (ft):	47
Units:	NG/L				Source:	DHS

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Qualifer:	<				Source Name:	1910091-004
Well Type:	MUNICIPAL				Other Names:	WELL 09
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:		UNK
Results:	11			Top of Screen (ft):		0
Date :	08/22/2019			Screen Length (ft):		47
Units:	NG/L			Source:		DHS
Qualifer:				Source Name:		1910091-004
Well Type:	MUNICIPAL			Other Names:		WELL 09
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:		UNK
Results:	9.1			Top of Screen (ft):		0
Date :	11/19/2019			Screen Length (ft):		47
Units:	NG/L			Source:		DHS
Qualifer:				Source Name:		1910091-004
Well Type:	MUNICIPAL			Other Names:		WELL 09
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:		UNK
Results:	9			Top of Screen (ft):		0
Date :	07/01/2019			Screen Length (ft):		47
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-004
Well Type:	MUNICIPAL			Other Names:		WELL 09
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:		UNK
Results:	8.9			Top of Screen (ft):		0
Date :	05/28/2019			Screen Length (ft):		47
Units:	NG/L			Source:		DHS
Qualifer:				Source Name:		1910091-004
Well Type:	MUNICIPAL			Other Names:		WELL 09
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:		UNK
Results:	9.2			Top of Screen (ft):		0
Date :	02/28/2020			Screen Length (ft):		47
Units:	NG/L			Source:		DHS
Qualifer:				Source Name:		1910091-004
Well Type:	MUNICIPAL			Other Names:		WELL 09
Well Depth (ft):						
<u>Perfluorododecanoic acid</u>						
Chemical:	PFDOA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	11/19/2019			Screen Length (ft):		47
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-004
Well Type:	MUNICIPAL			Other Names:		WELL 09
Well Depth (ft):						

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

Perfluorododecanoic acid

Chemical:	PFDOA	RL:	UNK
Results:	1.7	Top of Screen (ft):	0
Date :	08/22/2019	Screen Length (ft):	47
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-004
Well Type:	MUNICIPAL	Other Names:	WELL 09
Well Depth (ft):			

Perfluorododecanoic acid

Chemical:	PFDOA	RL:	UNK
Results:	8.7	Top of Screen (ft):	0
Date :	05/28/2019	Screen Length (ft):	47
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-004
Well Type:	MUNICIPAL	Other Names:	WELL 09
Well Depth (ft):			

Perfluorododecanoic acid

Chemical:	PFDOA	RL:	UNK
Results:	9	Top of Screen (ft):	0
Date :	07/01/2019	Screen Length (ft):	47
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-004
Well Type:	MUNICIPAL	Other Names:	WELL 09
Well Depth (ft):			

Perfluorododecanoic acid

Chemical:	PFDOA	RL:	UNK
Results:	1.8	Top of Screen (ft):	0
Date :	02/28/2020	Screen Length (ft):	47
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-004
Well Type:	MUNICIPAL	Other Names:	WELL 09
Well Depth (ft):			

Perfluorohexanoic acid

Chemical:	PFHA	RL:	UNK
Results:	2.5	Top of Screen (ft):	0
Date :	02/28/2020	Screen Length (ft):	47
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-004
Well Type:	MUNICIPAL	Other Names:	WELL 09
Well Depth (ft):			

Perfluorohexanoic acid

Chemical:	PFHA	RL:	UNK
Results:	9	Top of Screen (ft):	0
Date :	07/01/2019	Screen Length (ft):	47
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-004
Well Type:	MUNICIPAL	Other Names:	WELL 09
Well Depth (ft):			

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

Chemical:	PFHA	RL:	UNK
Results:	2.3	Top of Screen (ft):	0
Date :	11/19/2019	Screen Length (ft):	47
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-004
Well Type:	MUNICIPAL	Other Names:	WELL 09
Well Depth (ft):			

Perfluorohexanoic acid

Chemical:	PFHA	RL:	UNK
Results:	3.1	Top of Screen (ft):	0
Date :	08/22/2019	Screen Length (ft):	47
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-004
Well Type:	MUNICIPAL	Other Names:	WELL 09
Well Depth (ft):			

Perfluorohexanoic acid

Chemical:	PFHA	RL:	UNK
Results:	8.7	Top of Screen (ft):	0
Date :	05/28/2019	Screen Length (ft):	47
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-004
Well Type:	MUNICIPAL	Other Names:	WELL 09
Well Depth (ft):			

Perfluoroheptanoic acid

Chemical:	PFHPA	RL:	UNK
Results:	2.1	Top of Screen (ft):	0
Date :	02/28/2020	Screen Length (ft):	47
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-004
Well Type:	MUNICIPAL	Other Names:	WELL 09
Well Depth (ft):			

Perfluoroheptanoic acid

Chemical:	PFHPA	RL:	UNK
Results:	1.9	Top of Screen (ft):	0
Date :	11/19/2019	Screen Length (ft):	47
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-004
Well Type:	MUNICIPAL	Other Names:	WELL 09
Well Depth (ft):			

Perfluoroheptanoic acid

Chemical:	PFHPA	RL:	UNK
Results:	2.6	Top of Screen (ft):	0
Date :	08/22/2019	Screen Length (ft):	47
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-004
Well Type:	MUNICIPAL	Other Names:	WELL 09
Well Depth (ft):			

Perfluoroheptanoic acid

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Chemical:	PFHPA			RL:	UNK	
Results:	9			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	47	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-004	
Well Type:	MUNICIPAL			Other Names:	WELL 09	
Well Depth (ft):						

Perfluoroheptanoic acid

Chemical:	PFHPA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	47	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-004	
Well Type:	MUNICIPAL			Other Names:	WELL 09	
Well Depth (ft):						

Perfluorohexanesulfonic acid

Chemical:	PFHXSA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	47	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-004	
Well Type:	MUNICIPAL			Other Names:	WELL 09	
Well Depth (ft):						

Perfluorohexanesulfonic acid

Chemical:	PFHXSA			RL:	UNK	
Results:	9			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	47	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-004	
Well Type:	MUNICIPAL			Other Names:	WELL 09	
Well Depth (ft):						

Perfluorohexanesulfonic acid

Chemical:	PFHXSA			RL:	UNK	
Results:	6.5			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	47	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-004	
Well Type:	MUNICIPAL			Other Names:	WELL 09	
Well Depth (ft):						

Perfluorohexanesulfonic acid

Chemical:	PFHXSA			RL:	UNK	
Results:	6.7			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	47	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-004	
Well Type:	MUNICIPAL			Other Names:	WELL 09	
Well Depth (ft):						

Perfluorohexanesulfonic acid

Chemical:	PFHXSA			RL:	UNK	
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Results:	6.9				Top of Screen (ft):	0
Date :	02/28/2020				Screen Length (ft):	47
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-004
Well Type:	MUNICIPAL				Other Names:	WELL 09
Well Depth (ft):						
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA				RL:	UNK
Results:	3.4				Top of Screen (ft):	0
Date :	11/19/2019				Screen Length (ft):	47
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-004
Well Type:	MUNICIPAL				Other Names:	WELL 09
Well Depth (ft):						
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA				RL:	UNK
Results:	4				Top of Screen (ft):	0
Date :	08/22/2019				Screen Length (ft):	47
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-004
Well Type:	MUNICIPAL				Other Names:	WELL 09
Well Depth (ft):						
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA				RL:	UNK
Results:	8.7				Top of Screen (ft):	0
Date :	05/28/2019				Screen Length (ft):	47
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-004
Well Type:	MUNICIPAL				Other Names:	WELL 09
Well Depth (ft):						
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA				RL:	UNK
Results:	3.9				Top of Screen (ft):	0
Date :	02/28/2020				Screen Length (ft):	47
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-004
Well Type:	MUNICIPAL				Other Names:	WELL 09
Well Depth (ft):						
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA				RL:	UNK
Results:	9				Top of Screen (ft):	0
Date :	07/01/2019				Screen Length (ft):	47
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-004
Well Type:	MUNICIPAL				Other Names:	WELL 09
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA				RL:	UNK
Results:	2.7				Top of Screen (ft):	0
Date :	08/22/2019				Screen Length (ft):	47

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-004	
Well Type:	MUNICIPAL			Other Names:	WELL 09	
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	9			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	47	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-004	
Well Type:	MUNICIPAL			Other Names:	WELL 09	
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	2.9			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	47	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-004	
Well Type:	MUNICIPAL			Other Names:	WELL 09	
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	3.4			Top of Screen (ft):	0	
Date :	02/28/2020			Screen Length (ft):	47	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-004	
Well Type:	MUNICIPAL			Other Names:	WELL 09	
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	47	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-004	
Well Type:	MUNICIPAL			Other Names:	WELL 09	
Well Depth (ft):						
<u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	47	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-004	
Well Type:	MUNICIPAL			Other Names:	WELL 09	
Well Depth (ft):						
<u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA			RL:	UNK	
Results:	1.8			Top of Screen (ft):	0	
Date :	02/28/2020			Screen Length (ft):	47	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-004	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Well Type:	MUNICIPAL				Other Names:	WELL 09
Well Depth (ft):						
<u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA			RL:		UNK
Results:	9			Top of Screen (ft):		0
Date :	07/01/2019			Screen Length (ft):		47
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-004
Well Type:	MUNICIPAL			Other Names:		WELL 09
Well Depth (ft):						
<u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	08/22/2019			Screen Length (ft):		47
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-004
Well Type:	MUNICIPAL			Other Names:		WELL 09
Well Depth (ft):						
<u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA			RL:		UNK
Results:	8.7			Top of Screen (ft):		0
Date :	05/28/2019			Screen Length (ft):		47
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-004
Well Type:	MUNICIPAL			Other Names:		WELL 09
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	11/19/2019			Screen Length (ft):		47
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-004
Well Type:	MUNICIPAL			Other Names:		WELL 09
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	08/22/2019			Screen Length (ft):		47
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-004
Well Type:	MUNICIPAL			Other Names:		WELL 09
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:		UNK
Results:	1.8			Top of Screen (ft):		0
Date :	02/28/2020			Screen Length (ft):		47
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-004
Well Type:	MUNICIPAL			Other Names:		WELL 09
Well Depth (ft):						

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

Chemical:	PFTRIDA	RL:	UNK
Results:	8.7	Top of Screen (ft):	0
Date :	05/28/2019	Screen Length (ft):	47
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-004
Well Type:	MUNICIPAL	Other Names:	WELL 09
Well Depth (ft):			

Perfluorotridecanoic acid

Chemical:	PFTRIDA	RL:	UNK
Results:	9	Top of Screen (ft):	0
Date :	07/01/2019	Screen Length (ft):	47
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-004
Well Type:	MUNICIPAL	Other Names:	WELL 09
Well Depth (ft):			

Perfluoroundecanoic acid

Chemical:	PFUNDCA	RL:	UNK
Results:	8.7	Top of Screen (ft):	0
Date :	05/28/2019	Screen Length (ft):	47
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-004
Well Type:	MUNICIPAL	Other Names:	WELL 09
Well Depth (ft):			

Perfluoroundecanoic acid

Chemical:	PFUNDCA	RL:	UNK
Results:	1.7	Top of Screen (ft):	0
Date :	08/22/2019	Screen Length (ft):	47
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-004
Well Type:	MUNICIPAL	Other Names:	WELL 09
Well Depth (ft):			

Perfluoroundecanoic acid

Chemical:	PFUNDCA	RL:	UNK
Results:	1.7	Top of Screen (ft):	0
Date :	11/19/2019	Screen Length (ft):	47
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-004
Well Type:	MUNICIPAL	Other Names:	WELL 09
Well Depth (ft):			

Perfluoroundecanoic acid

Chemical:	PFUNDCA	RL:	UNK
Results:	9	Top of Screen (ft):	0
Date :	07/01/2019	Screen Length (ft):	47
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-004
Well Type:	MUNICIPAL	Other Names:	WELL 09
Well Depth (ft):			

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

Chemical:	PFUNDCA	RL:	UNK
Results:	1.8	Top of Screen (ft):	0
Date :	02/28/2020	Screen Length (ft):	47
Units:	NG/L	Source:	DHS
Qualifier:	<	Source Name:	1910091-004
Well Type:	MUNICIPAL	Other Names:	WELL 09
Well Depth (ft):			

38	1 of 5	NE	0.23 / 1,236.30	213.04 / 7	Montebello Land &Water Co. 344 East Madison Ave. Montebello CA 90640	SWF/LF
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SWIS No:	19-AA-0019	Latitude:	34.01179
EPA Fed Registry ID:		Longitude:	-118.0962
Operational Status:	Active	County:	Los Angeles
Regulatory Status:	Notification	Site ZIP:	90640
Site is Archived:	No	ARB District:	South Coast
Absorbed on:		SWRCB Region:	Los Angeles
Absorbed by:		Site Point of Contact:	Nai Teurn
Site Inert Debris Eng Fill:	Yes		
Closed Illegal Aband:	No		
Closed Illegal Aband Cat:			
Finance Assuran Responsible:	No		
Incorporated City:	Montebello		
Local Government:	Montebello		
Reporting Agency Legal Name:	County of Los Angeles		
Reporting Agency Department:	Department of Public Health		
Enforcing Agency Legal Name:	County of Los Angeles		
Enforcing Agency Department:	Department of Public Health		

Site Owners

Site Type:	Disposal Only	Contact Name:	Ken Bradbury
Owner Name:	Montebello Land And Water Co	Contact First Name:	Ken
Owner Address:	344 E Madison Ave	Contact Last Name:	Bradbury
Owner City:	Montebello	Contact Title:	General Manager
Owner State:	CA	Contact Email:	
Owner ZIP Code:	90640	Started On:	4/9/1996
Owner Phone:	(323) 722-8654		

Site Activities (Search Result)

ID:	3543	Act Regulatory Stat:	Notification
Act Opl Status:	Active	Activity Category:	Disposal
Site Name:	Montebello Land &Water Co.		
Activity:	Inert Debris Engineered Fill Operation		

Site Operators

Site Type:	Disposal Only	Is Archived:	No
Operator Name:	Montebello Land And Water Co	Contact Name:	Ken Bradbury
Operator Address:	344 E Madison Ave	Contact First Name:	Ken
Operator City:	Montebello	Contact Last Name:	Bradbury
Operator State:	CA	Contact Title:	General Manager
Operator ZIP Code:	90640	Contact Email:	
Operator Phone:	(323) 722-8654	Started on:	4/9/1996

Site Waste

Site Type:	Disposal Only	Activity Category:	Disposal
Waste Type:	Inert	Act Classification:	Solid Waste Operation

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Activity Oper Status:	Active				Activity Is Archived:	No
Act Regulatory Stat:	Notification					
Activity:	Inert Debris Engineered Fill Operation					

Extra Details

Enforcement Agency (LEA/EA): Los Angeles County

Site Activities (Export)

WDR No:		Remaining Capacity:	
WDR Landfill Class:		Remaining Cap Dt:	
Act is Archived:	No	Max Permit Cap:	150
Act Opl Status:	Active	Capacity UOM:	Cubic Yards per year
Act Regulatory Stat:	Notification	Total Acreage:	2.00
Activity Category:	Disposal	Disposal Acreage:	20.00
Act Classification:	Solid Waste Operation	Permitted Elev :	
Cease Operation:	1/1/2015	Permitted Elev Tp:	
Cease Operation Tp:	Estimated	Permitted Depth:	
Insp Frequency:	Annual	Permitted Depth Tp:	
Incorporated City:	Montebello	Site Name:	Montebello Land &Water Co.
Site Point of Contact:	Nai Teurn		
Activity:	Inert Debris Engineered Fill Operation		
Max Permitted Throughput:	42		
Throughput UOM:	Tons per month		

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NE

0.23 /
1,236.30

213.04 /
7

344 E MADISON AVE
MONTEBELLO CA 90640

HMS LA

Site No: 011814
Area: 3H

Detail Info

Permit No:	00004005T	Permit Status Code:	REM
Permit Cat Desc:	Underground Storage Tank	Permit Category:	T
Status Code:	REM	File No:	011880
Status Desc:	Equipment Removed	File Name:	MONTEBELLO LAND & WATER CO
Permit Status Desc:	Equipment Removed		
Permit Type:	0		
Permit Type Desc:	Underground Storage Tank Operating Permit		

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NE

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1,236.30

213.04 /
7

MONTEBELLO LAND AND WATER
CO
344 E. MADISON AVENUE
MONTEBELLO CA 90640

HHSS

County: Los Angeles
Tank Details Microfiche: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00028071.pdf>

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NE

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1,236.30

213.04 /
7

MONTEBELLO LAND AND WATER
CO
344 E MADISON AVE
MONTEBELLO CA 90640

CUPA
LA COUNTY

Facility ID: FA0016826
CERS ID: 10274914

Active Facility Details

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
PE:		1002				
PE:		3002				
<u>Inactive Facility Details</u>						
PE:		3500				
38	5 of 5	NE	0.23 / 1,236.30	213.04 / 7	MONTEBELLO LAND & WASTE CO 344 E MADISON AVE MONTEBELLO CA	UST SWEEPS
C C:	A19-000-11880			D Filename:	SITE04A	
BOE:				Page No:	456	
Comp:	11880			County:	LOS ANGELES	
Status:	ACTIVE			State :	CA	
No of Tanks:				Zip:		
Jurisdic:	LOS ANGELES COUNTY			Latitude:	34.011669	
Agency:	WASTE MANAGEMENT DEPARTMENT			Longitude:	-118.096785	
Phone:				Georesult:	S5HPNTSC-A	
39	1 of 2	SE	0.24 / 1,256.61	182.25 / -24	ARTS DISPOSAL SERVICES 127 SOUTH VAN NORMAN ROAD MONTEBELLO CA 90640	LUST
Global ID:	T0603738897			County:	LOS ANGELES	
Status:	COMPLETED - CASE CLOSED			Latitude:	34.00598	
Status Date:	5/24/2004			Longitude:	-118.097363	
Case Type:	LUST CLEANUP SITE					
Date Source:	LUST Cleanup Sites & Military UST Site from GeoTracker Project Search Results Export; LUST Cleanup Sites & Military UST Site from GeoTracker Cleanup Sites Data Download					
<u>LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail</u>						
RB Case No:				Potential COC:	Gasoline	
Local Case No:	16114-23676			How Discovered:	Tank Closure	
Begin Date:	3/10/1999			Stop Method:	Close and Remove Tank	
Lead Agency:	LOS ANGELES COUNTY			Stop Description:		
Local Agency:	LOS ANGELES COUNTY			Case Worker:	TS	
CUF Case:	NO			File Location:		
Potential Media of Concern:	Under Investigation					
How Discovered Description:						
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)					
DWR GW Subbasin Name:	Coastal Plain Of Los Angeles - Central (4-011.04)					
Disadvantaged Community:						
Calenviroscreen Score:	91-95%					
Site History:						
<u>LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity</u>						
Action Type:	ENFORCEMENT					
Date :	5/24/2004					
Action:	Closure/No Further Action Letter					
Action Type:	Other					
Date :	3/10/1999					
Action:	Leak Reported					
Action Type:	REMEDIATION					
Date :	3/10/1999					
Action:	Other (Use Description Field)					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Action Type:		Other				
Date :		3/10/1999				
Action:		Leak Discovery				

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type:	Local Agency Caseworker	Address:	900 S. FREMONT AVE.
Contact Name:	TIM SMITH	Email:	tsmith@dpw.lacounty.gov
City:	ALHAMBRA	Phone No:	
Organization Name:	LOS ANGELES COUNTY		
Contact Type:	Regional Board Caseworker	Address:	320 W. 4TH ST., SUITE 200
Contact Name:	YUE RONG	Email:	yrong@waterboards.ca.gov
City:	Los Angeles	Phone No:	
Organization Name:	LOS ANGELES RWQCB (REGION 4)		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status:	Completed - Case Closed
Status Date:	5/24/2004
Status:	Open - Site Assessment
Status Date:	4/21/2004
Status:	Open - Case Begin Date
Status Date:	3/10/1999

LUST Sites from GeoTracker Search - Regulatory Profile

Site Facility Name:	ARTS DISPOSAL SERVICES	Potential COC:	GASOLINE
Site Facility Type:	LUST CLEANUP SITE	Facility Type:	
Cleanup Status:	COMPLETED - CASE CLOSED	Composting Method:	
Project Status:		Address:	127 SOUTH VAN NORMAN ROAD
WDR Place Type:		City:	MONTEBELLO
WDR File:		Zip:	90640
WDR Order:		County:	LOS ANGELES
CUF Priority Assig:		CUF Claim:	
CUF Amount Paid:			
File Location:			
Designated Beneficial Use:	MUN, AGR, IND, PROC		
Project Oversight Agencies:			
Report Link:	https://geotracker.waterboards.ca.gov/profile_report?global_id=T0603738897		
Cleanup Status Detail:	COMPLETED - CASE CLOSED AS OF 5/24/2004		
Cleanup History Link:	https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603738897&tabname=regulatoryhistory		
Potential Media of Concern:	UNDER INVESTIGATION		
User Defined Beneficial Use:			
DWR GW Sub Basin:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
Post Closure Site Management:			
Future Land Use:			
Cleanup Oversight Agencies:	LOS ANGELES COUNTY (LEAD) - CASE #: 16114-23676 CASEWORKER: TIM SMITH LOS ANGELES RWQCB (REGION 4) CASEWORKER: YUE RONG		
Gndwater Monitoring Freque:			
Designated Beneficial Use Desc:	Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply		
Site History:			

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History

Status:	Completed - Case Closed
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Date :	5/24/2004
Status:	Open - Site Assessment
Date :	4/21/2004
Status:	Open - Case Begin Date
Date :	3/10/1999

LUST Sites from GeoTracker Search - Cleanup Action Report (as of May 29, 2021)

Action Type:	OTHER (USE DESCRIPTION FIELD)	Begin Date:	3/10/1999
Phase:		End Date:	
Contaminant Mass Removed:			
Description:			

LUST Sites from GeoTracker Search - Regulatory Activities (as of May 29, 2021)

Action Type:	Other Regulatory Actions
Action Date:	5/24/2004
Received Issue Date:	5/24/2004
Action:	Closure/No Further Action Letter
Doc Link:	
Title Description Comments:	

Action Type:	Leak Action
Action Date:	3/10/1999
Received Issue Date:	
Action:	Leak Discovery
Doc Link:	
Title Description Comments:	

Action Type:	Leak Action
Action Date:	3/10/1999
Received Issue Date:	
Action:	Leak Reported
Doc Link:	
Title Description Comments:	

Action Type:	Cleanup Action
Action Date:	3/10/1999
Received Issue Date:	
Action:	Other (Use Description Field)
Doc Link:	
Title Description Comments:	

39	2 of 2	SE	0.24 / 1,256.61	182.25 / -24	ED SARKISSIAN RUBBISH CO 127 S VAN NORMAN RD PICO RIVERA CA	UST SWEEPS
C C:	A19-000-7781			D Filename:	SITE04A	
BOE:				Page No:	523	
Comp:	7781			County:	LOS ANGELES	
Status:	ACTIVE			State :	CA	
No of Tanks:	2			Zip:		
Jurisdict:	LOS ANGELES COUNTY			Latitude:	0	
Agency:	WASTE MANAGEMENT DEPARTMENT			Longitude:	0	
Phone:				Georesult:	N	

Tank Details

Tank ID:	000002	S Contain:
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
O Tank ID:	19-000-007781-000002			Stg:	W	
SWRCB No:				Storage :		
Removed:				Storag Type:		
Installed:	06-30-89			P Contain:	WASTE	
A Date:				Content:		
Capac:				ONA:		
Tank Use:	UNKNOWN			D File Name:	TANK4A	
<u>Tank Details</u>						
Tank ID:	000001			S Contain:		
O Tank ID:	19-000-007781-000001			Stg:	W	
SWRCB No:				Storage :		
Removed:				Storag Type:		
Installed:	06-30-89			P Contain:	WASTE	
A Date:				Content:		
Capac:				ONA:		
Tank Use:	UNKNOWN			D File Name:	TANK4A	

40	1 of 1	SE	0.24 / 1,258.68	181.77 / -24	RUBBISH HAULERS INC 121 VAN NORMAN RD MONTEBELLO CA 90640	RCRA NON GEN
EPA Handler ID:	CAD046435137					
Gen Status Universe:	No Report					
Contact Name:	ENVIRONMENTAL MANAGER					
Contact Address:	121 VAN NORMAN RD , , MONTEBELLO , CA, 90640 , US					
Contact Phone No and Ext:	213-722-3978					
Contact Email:						
Contact Country:	US					
County Name:	LOS ANGELES					
EPA Region:	09					
Land Type:	Other					
Receive Date:	19801026					
Location Latitude:	34.006064					
Location Longitude:	-118.09638					

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Receive Date:		19801026				
Handler Name:		RUBBISH HAULERS INC				
Source Type:		Notification				
Federal Waste Generator Code:		N				
Generator Code Description:		Not a Generator, Verified				
<u>Owner/Operator Details</u>						
Owner/Operator Ind:		Current Owner		Street No:		
Type:		Private		Street 1:		NOT REQUIRED
Name:		EDWARD SARKISSIAN		Street 2:		
Date Became Current:				City:		NOT REQUIRED
Date Ended Current:				State:		ME
Phone:		415-555-1212		Country:		
Source Type:		Notification		Zip Code:		99999
Owner/Operator Ind:		Current Operator		Street No:		
Type:		Private		Street 1:		NOT REQUIRED
Name:		NOT REQUIRED		Street 2:		
Date Became Current:				City:		NOT REQUIRED
Date Ended Current:				State:		ME
Phone:		415-555-1212		Country:		
Source Type:		Notification		Zip Code:		99999

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Well ID: 1910091-003
Latitude: 34.011982
Longitude: -118.096191
Data Source(s): Perfluorooctanoic Acid; 4,8-Dioxa-3H-perfluorononanoic acid; Perfluorobutanesulfonic acid; Perfluorododecanoic acid; Perfluorohexanoic acid; Perfluoroheptanoic acid; Perfluorohexanesulfonic acid; Perfluorononanoic acid; Perfluorooctadecanoic acid; Perfluorotetradecanoic acid; Perfluorotridecanoic acid; Perfluoroundecanoic acid

Perfluorooctanoic Acid

Chemical:	PFOA	RL:	UNK
Results:	13	Top of Screen (ft):	0
Date :	07/01/2019	Screen Length (ft):	70
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-003
Well Type:	MUNICIPAL	Other Names:	WELL 08A
Well Depth (ft):			

Perfluorooctanoic Acid

Chemical:	PFOA	RL:	UNK
Results:	11	Top of Screen (ft):	0
Date :	01/15/2020	Screen Length (ft):	70
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-003
Well Type:	MUNICIPAL	Other Names:	WELL 08A
Well Depth (ft):			

Perfluorooctanoic Acid

Chemical:	PFOA	RL:	UNK
Results:	9.8	Top of Screen (ft):	0
Date :	05/28/2019	Screen Length (ft):	70
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-003
Well Type:	MUNICIPAL	Other Names:	WELL 08A

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Well Depth (ft):						
<u>Perfluorooctanoic Acid</u>						
Chemical:	PFOA			RL:	UNK	
Results:	9.5			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorooctanoic Acid</u>						
Chemical:	PFOA			RL:	UNK	
Results:	13			Top of Screen (ft):	0	
Date :	02/28/2020			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorooctanoic Acid</u>						
Chemical:	PFOA			RL:	UNK	
Results:	13			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	1.8			Top of Screen (ft):	0	
Date :	02/28/2020			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	1.8			Top of Screen (ft):	0	
Date :	01/15/2020			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:	UNK	
Results:	6			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:	UNK	
Results:	11			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:	UNK	
Results:	7.3			Top of Screen (ft):	0	
Date :	01/15/2020			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Chemical:	PFBSA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
 <u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:	UNK	
Results:	8.4			Top of Screen (ft):	0	
Date :	02/28/2020			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
 <u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
 <u>Perfluorododecanoic acid</u>						
Chemical:	PFDOA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
 <u>Perfluorododecanoic acid</u>						
Chemical:	PFDOA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
 <u>Perfluorododecanoic acid</u>						
Chemical:	PFDOA			RL:	UNK	
Results:	1.8			Top of Screen (ft):	0	
Date :	02/28/2020			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
 <u>Perfluorododecanoic acid</u>						
Chemical:	PFDOA			RL:	UNK	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Results:	1.8				Top of Screen (ft):	0
Date :	01/15/2020				Screen Length (ft):	70
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-003
Well Type:	MUNICIPAL				Other Names:	WELL 08A
Well Depth (ft):						
 <u>Perfluorododecanoic acid</u>						
Chemical:	PFDOA				RL:	UNK
Results:	1.7				Top of Screen (ft):	0
Date :	08/22/2019				Screen Length (ft):	70
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-003
Well Type:	MUNICIPAL				Other Names:	WELL 08A
Well Depth (ft):						
 <u>Perfluorododecanoic acid</u>						
Chemical:	PFDOA				RL:	UNK
Results:	1.7				Top of Screen (ft):	0
Date :	11/19/2019				Screen Length (ft):	70
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-003
Well Type:	MUNICIPAL				Other Names:	WELL 08A
Well Depth (ft):						
 <u>Perfluorohexanoic acid</u>						
Chemical:	PFHA				RL:	UNK
Results:	8.7				Top of Screen (ft):	0
Date :	05/28/2019				Screen Length (ft):	70
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-003
Well Type:	MUNICIPAL				Other Names:	WELL 08A
Well Depth (ft):						
 <u>Perfluorohexanoic acid</u>						
Chemical:	PFHA				RL:	UNK
Results:	1.7				Top of Screen (ft):	0
Date :	11/19/2019				Screen Length (ft):	70
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-003
Well Type:	MUNICIPAL				Other Names:	WELL 08A
Well Depth (ft):						
 <u>Perfluorohexanoic acid</u>						
Chemical:	PFHA				RL:	UNK
Results:	1.8				Top of Screen (ft):	0
Date :	01/15/2020				Screen Length (ft):	70
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-003
Well Type:	MUNICIPAL				Other Names:	WELL 08A
Well Depth (ft):						
 <u>Perfluorohexanoic acid</u>						
Chemical:	PFHA				RL:	UNK
Results:	2.1				Top of Screen (ft):	0
Date :	08/22/2019				Screen Length (ft):	70

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorohexanoic acid</u>						
Chemical:	PFHA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorohexanoic acid</u>						
Chemical:	PFHA			RL:	UNK	
Results:	1.8			Top of Screen (ft):	0	
Date :	02/28/2020			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:	UNK	
Results:	1.8			Top of Screen (ft):	0	
Date :	02/28/2020			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-003	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Well Type:	MUNICIPAL				Other Names:	WELL 08A
Well Depth (ft):						
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:		UNK
Results:	1.8			Top of Screen (ft):		0
Date :	01/15/2020			Screen Length (ft):		70
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-003
Well Type:	MUNICIPAL			Other Names:		WELL 08A
Well Depth (ft):						
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:		UNK
Results:	8.7			Top of Screen (ft):		0
Date :	07/01/2019			Screen Length (ft):		70
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-003
Well Type:	MUNICIPAL			Other Names:		WELL 08A
Well Depth (ft):						
<u>Perfluorohexanesulfonic acid</u>						
Chemical:	PFHXSA			RL:		UNK
Results:	8.7			Top of Screen (ft):		0
Date :	05/28/2019			Screen Length (ft):		70
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-003
Well Type:	MUNICIPAL			Other Names:		WELL 08A
Well Depth (ft):						
<u>Perfluorohexanesulfonic acid</u>						
Chemical:	PFHXSA			RL:		UNK
Results:	4.7			Top of Screen (ft):		0
Date :	11/19/2019			Screen Length (ft):		70
Units:	NG/L			Source:		DHS
Qualifer:				Source Name:		1910091-003
Well Type:	MUNICIPAL			Other Names:		WELL 08A
Well Depth (ft):						
<u>Perfluorohexanesulfonic acid</u>						
Chemical:	PFHXSA			RL:		UNK
Results:	6.3			Top of Screen (ft):		0
Date :	02/28/2020			Screen Length (ft):		70
Units:	NG/L			Source:		DHS
Qualifer:				Source Name:		1910091-003
Well Type:	MUNICIPAL			Other Names:		WELL 08A
Well Depth (ft):						
<u>Perfluorohexanesulfonic acid</u>						
Chemical:	PFHXSA			RL:		UNK
Results:	6.6			Top of Screen (ft):		0
Date :	08/22/2019			Screen Length (ft):		70
Units:	NG/L			Source:		DHS
Qualifer:				Source Name:		1910091-003
Well Type:	MUNICIPAL			Other Names:		WELL 08A
Well Depth (ft):						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>Perfluorohexanesulfonic acid</u>						
Chemical:	PFHXS			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorohexanesulfonic acid</u>						
Chemical:	PFHXS			RL:	UNK	
Results:	6.1			Top of Screen (ft):	0	
Date :	01/15/2020			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA			RL:	UNK	
Results:	4.5			Top of Screen (ft):	0	
Date :	02/28/2020			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA			RL:	UNK	
Results:	3.4			Top of Screen (ft):	0	
Date :	01/15/2020			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA			RL:	UNK	
Results:	3.2			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA			RL:	UNK	
Results:	4.5			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	2.9			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	3.9			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	3.6			Top of Screen (ft):	0	
Date :	01/15/2020			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>Chemical:</u>						
Results:	PFNDCA			RL:	UNK	
Date :	4.3			Top of Screen (ft):	0	
Units:	02/28/2020			Screen Length (ft):	70	
Qualifer:	NG/L			Source:	DHS	
Well Type:				Source Name:	1910091-003	
Well Depth (ft):	MUNICIPAL			Other Names:	WELL 08A	
<u>Perfluorooctadecanoic acid</u>						
<u>Chemical:</u>						
Results:	PFNDCA			RL:	UNK	
Date :	8.7			Top of Screen (ft):	0	
Units:	05/28/2019			Screen Length (ft):	70	
Qualifer:	NG/L			Source:	DHS	
Well Type:	<			Source Name:	1910091-003	
Well Depth (ft):	MUNICIPAL			Other Names:	WELL 08A	
<u>Perfluorotetradecanoic acid</u>						
<u>Chemical:</u>						
Results:	PFTEDA			RL:	UNK	
Date :	8.7			Top of Screen (ft):	0	
Units:	05/28/2019			Screen Length (ft):	70	
Qualifer:	NG/L			Source:	DHS	
Well Type:	<			Source Name:	1910091-003	
Well Depth (ft):	MUNICIPAL			Other Names:	WELL 08A	
<u>Perfluorotetradecanoic acid</u>						
<u>Chemical:</u>						
Results:	PFTEDA			RL:	UNK	
Date :	1.7			Top of Screen (ft):	0	
Units:	11/19/2019			Screen Length (ft):	70	
Qualifer:	NG/L			Source:	DHS	
Well Type:	<			Source Name:	1910091-003	
Well Depth (ft):	MUNICIPAL			Other Names:	WELL 08A	
<u>Perfluorotetradecanoic acid</u>						
<u>Chemical:</u>						
Results:	PFTEDA			RL:	UNK	
Date :	1.8			Top of Screen (ft):	0	
Units:	01/15/2020			Screen Length (ft):	70	
Qualifer:	NG/L			Source:	DHS	
Well Type:	<			Source Name:	1910091-003	
Well Depth (ft):	MUNICIPAL			Other Names:	WELL 08A	
<u>Perfluorotetradecanoic acid</u>						
<u>Chemical:</u>						
Results:	PFTEDA			RL:	UNK	
Date :	1.8			Top of Screen (ft):	0	
Units:	02/28/2020			Screen Length (ft):	70	
Qualifer:	NG/L			Source:	DHS	
Well Type:	<			Source Name:	1910091-003	
Well Depth (ft):	MUNICIPAL			Other Names:	WELL 08A	
<u>Perfluorotetradecanoic acid</u>						
<u>Chemical:</u>						
Results:	PFTEDA			RL:	UNK	
Date :	8.7			Top of Screen (ft):	0	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date :	07/01/2019				Screen Length (ft):	70
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-003
Well Type:	MUNICIPAL				Other Names:	WELL 08A
Well Depth (ft):						
<u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA				RL:	UNK
Results:	1.7				Top of Screen (ft):	0
Date :	08/22/2019				Screen Length (ft):	70
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-003
Well Type:	MUNICIPAL				Other Names:	WELL 08A
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA				RL:	UNK
Results:	8.7				Top of Screen (ft):	0
Date :	07/01/2019				Screen Length (ft):	70
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-003
Well Type:	MUNICIPAL				Other Names:	WELL 08A
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA				RL:	UNK
Results:	1.8				Top of Screen (ft):	0
Date :	01/15/2020				Screen Length (ft):	70
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-003
Well Type:	MUNICIPAL				Other Names:	WELL 08A
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA				RL:	UNK
Results:	1.7				Top of Screen (ft):	0
Date :	08/22/2019				Screen Length (ft):	70
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-003
Well Type:	MUNICIPAL				Other Names:	WELL 08A
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA				RL:	UNK
Results:	1.8				Top of Screen (ft):	0
Date :	02/28/2020				Screen Length (ft):	70
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-003
Well Type:	MUNICIPAL				Other Names:	WELL 08A
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA				RL:	UNK
Results:	8.7				Top of Screen (ft):	0
Date :	05/28/2019				Screen Length (ft):	70
Units:	NG/L				Source:	DHS

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Qualifer:	<				Source Name:	1910091-003
Well Type:	MUNICIPAL				Other Names:	WELL 08A
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	11/19/2019			Screen Length (ft):		70
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-003
Well Type:	MUNICIPAL			Other Names:		WELL 08A
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	8.7			Top of Screen (ft):		0
Date :	07/01/2019			Screen Length (ft):		70
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-003
Well Type:	MUNICIPAL			Other Names:		WELL 08A
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	11/19/2019			Screen Length (ft):		70
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-003
Well Type:	MUNICIPAL			Other Names:		WELL 08A
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	08/22/2019			Screen Length (ft):		70
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-003
Well Type:	MUNICIPAL			Other Names:		WELL 08A
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	1.8			Top of Screen (ft):		0
Date :	01/15/2020			Screen Length (ft):		70
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-003
Well Type:	MUNICIPAL			Other Names:		WELL 08A
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	1.8			Top of Screen (ft):		0
Date :	02/28/2020			Screen Length (ft):		70
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-003
Well Type:	MUNICIPAL			Other Names:		WELL 08A
Well Depth (ft):						

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

Perfluoroundecanoic acid

Chemical:	PFUNDCA	RL:	UNK
Results:	8.7	Top of Screen (ft):	0
Date :	05/28/2019	Screen Length (ft):	70
Units:	NG/L	Source:	DHS
Qualifier:	<	Source Name:	1910091-003
Well Type:	MUNICIPAL	Other Names:	WELL 08A
Well Depth (ft):			

42	1 of 3	W	0.25 / 1,293.83	201.78 / -4	321 W WHITTIER BLVD MONTEBELLO CA 90640	HMS LA
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Site No: 030883
Area: 3H

Detail Info

Permit No:	000478655	Permit Status Code:	REM
Permit Cat Desc:	Underground Storage Tank	Permit Category:	T
Status Code:	REM	File No:	046576
Status Desc:	Equipment Removed	File Name:	WHITTIER BLVD PROPERTIES LLC
Permit Status Desc:	Equipment Removed		
Permit Type:	0		
Permit Type Desc:	Underground Storage Tank Operating Permit		

42	2 of 3	W	0.25 / 1,293.83	201.78 / -4	SEIDNERS COLLISION CENTER INC- MONTEBELLO 321 W WHITTIER BLVD MONTEBELLO CA 90640-5323	RCRA NON GEN
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EPA Handler ID: CAL000304069
Gen Status Universe: No Report
Contact Name: RON STEWART
Contact Address: 2525 E WORKMAN AVE , , WEST COVINA , CA, 91791 ,
Contact Phone No and Ext: 626-859-7555
Contact Email: RON@1SCC.COM
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20060303
Location Latitude: 34.008926
Location Longitude: -118.103138

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Used Oil Transporter:		No				
Used Oil Transfer Facility:		No				
Used Oil Processor:		No				
Used Oil Refiner:		No				
Used Oil Burner:		No				
Used Oil Market Burner:		No				
Used Oil Spec Marketer:		No				
<u>Hazardous Waste Handler Details</u>						
Sequence No:		1				
Receive Date:		20060303				
Handler Name:		SEIDNERS COLLISION CENTER INC- MONTEBELLO				
Source Type:		Implementer				
Federal Waste Generator Code:		N				
Generator Code Description:		Not a Generator, Verified				
<u>Owner/Operator Details</u>						
Owner/Operator Ind:		Current Owner			Street No:	
Type:		Other			Street 1:	2525 E WORKMAN AVE
Name:		SEIDNER & CO CORP			Street 2:	
Date Became Current:					City:	WEST COVINA
Date Ended Current:					State:	CA
Phone:		626-859-7555			Country:	
Source Type:		Implementer			Zip Code:	91791-1535
Owner/Operator Ind:		Current Operator			Street No:	
Type:		Other			Street 1:	2525 E WORKMAN AVE
Name:		RON STEWART			Street 2:	
Date Became Current:					City:	WEST COVINA
Date Ended Current:					State:	CA
Phone:		626-859-7555			Country:	
Source Type:		Implementer			Zip Code:	91791
42	3 of 3	W	0.25 / 1,293.83	201.78 / -4	SEIDNER'S COLLISION CENTERS- MONTEBELLO 321 W WHITTIER BLVD MONTEBELLO CA 90640	CUPA LA COUNTY
Facility ID:		FA0029873				
CERS ID:		10284988				
<u>Active Facility Details</u>						
PE:		1002				
PE:		3001				
<u>Inactive Facility Details</u>						
PE:		7124				
43	1 of 8	SE	0.25 / 1,316.27	180.46 / -26	ROSEN'S ELECTRICAL EQUIPMENT 8226 E. WHITTIER BLVD. PICO RIVERA CA 90660	RESPONSE
Estor/EPA ID:		19360068			Permit Renewal Lead:	
Site Code:		300369, 301279			Project Manager:	DON INDERMILL
Nat Priority List:		NO			Supervisor:	ANDRES CANO
Acres:		2 ACRES			Public Partici Spclst:	ERGLAE GOMEZ
Special Program:					Census Tract:	6037500700

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Funding:	RESPONSIBLE PARTY			County:	LOS ANGELES	
Assembly District:	58			Latitude:	34.0058026685508	
Senate District:	32			Longitude:	-118.095742164461	
School District:						
APN:	6348-021-006, 6348021006					
Cleanup Status:	CERTIFIED / OPERATION & MAINTENANCE AS OF 5/11/2021					
Cleanup Oversight Agencies:	DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY					
Site Type:	STATE RESPONSE OR NPL					
Office:	CLEANUP CHATSWORTH					
Past Use that Caused Contam:	EQUIPMENT/INSTRUMENT REPAIR, JUNKYARD, RECYCLING - OTHER, RECYCLING - SCRAP METAL, TRANSFORMER REPAIR					
Potential Media Affected:	AQUIFER USED FOR DRINKING WATER SUPPLY AFFECTED, SOIL					
Potential Contaminant of Concern:						

DIOXIN (AS 2,3,7,8-TCDD TEQ)
POLYCHLORINATED BIPHENYLS (PCBS)
VOLATILE ORGANICS (8260B VOCS)

Site History:

The property is located at 8226 East Whittier Boulevard in Pico Rivera, California, bounded by Whittier Boulevard on the north, Van Norman Road on the west, the Union Pacific Railroad (UPRR) 12-15-foot elevated tracks on the south.

The Site is largely flat, at an elevation of approximately 170 feet above mean sea level, in an urbanized alluvial plain in the Los Angeles Basin. The Site is surrounded to the west and south by industrial facilities and to the north by small business, residences and a church.

From 1948 to the 1980s, REEC and its predecessor(s) reclaimed copper from the cores of used electrical transformers. Used old or surplus transformers were obtained from entities, including but not limited to, utility companies, municipalities and the federal government. On occasion, oils from transformers were released into the environment as the transformers were handled, reclaimed and/or stored. Because of operations at the former facility, surface and subsurface soils were impacted with hazardous wastes such as polychlorinated biphenyls (PCBs), petroleum hydrocarbons, volatile organic compounds (VOCs), metals, dioxins and furans. These compounds were found in different matrix media as result of waste discharge to the surface. Previously investigations performed at the former Facility associated the presence of these compounds in different matrix media to oils from transformers formerly serviced at the site, maintenance activities and fugitive dust from on-site furnaces used to remove materials from recyclables.

Transformers were handled and stored on and adjacent to the former unpaved area located in the southeastern quadrant of the former Facility. Recycling furnaces were located approximately 70 feet (ft.) from the southeastern quadrant of the former Facility. REEC relocated its operation from the Site in 2008. On or about July 6, 2010, the REEC's property was sold to Whittier Pine LLC by TC Pan (Whittier Pine LLC) and leased to Pacific Eagle Construction Supply Inc. (Pacific Eagle). Currently, the Site is used as a storage yard and staging area.

Site Regulatory History Regarding to the Presence of PCBs at the Site:

- From April 2, 1975 to March 30, 1983, City of Pico Rivera issued three Notices of Violations and Orders to Comply to the facility.
- On April 7, 1975, Los Angeles Regional Water Quality Control Board (LARWQCB) notified REEC that discharges of water used to cool transformers during copper recovery operations into an adjacent drainage ditch was not in accordance with the California Water Code.
- On April 6, 1981, Department of County Engineer – Facilities Sanitation Division issued an investigation report that wastewater from transformer washing operation was been discharged to the ground.
- On July 8, 1981, County of Los Angeles, Office of the District Attorney, Consumer and Environment Protection Division, notified the facility that the County of Los Angeles would file a lawsuit against REEC due multiple violations of Section 17200 of the California Business and Professions Code and have indicated that soil samples collected at the facility reported concentrations of PCBs ranging from 92 to 21,000 mg/kg.
- On January 10, 1984, USEPA, Region 9, issued a Toxic Substances Control Act (TSCA) PCB Investigation Report. The report indicated potential violations according to 40 CFR 761.180, since no annual document had been prepared for 1981, 1982 and 1983 covering shipments of PCB-contaminated soil and PCB capacitors.
- On March 27, 1984, County of Los Angeles, Department of Health Services issued a letter directing the facility to comply with California Health and Safety Code (HSC) sections 25189 and 25191.
- On June 22, 1984, State of California- Health and Welfare Agency, Department of Health Services issued a Notice of Violation and Directive to Comply to the facility.
- On January 1986, State of California- Health and Welfare Agency, Department of Health Services issued a Preliminary Assessment Summary. This document indicated that was unknown whether the Site had been adequately assessed for removal of contaminated soils. Off-site subsurface contamination was assessed as potentially extensive because of the facility's historical discharges of wastewater into the unlined Arroyo Ditch.
- On June 17, 1986, Ecology and Environment performed a site inspection under USEPA contract no. 68-01-6692. Inspection recommendations

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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included referral of the Site to the United States Environmental Protection Agency (USEPA)'s enforcement section for possible TSCA violations, and referral to the local Health Department for additional sampling activities.

- On May 5, 1993, DTSC assumed lead agency status for REEC facility based on the fact there is known groundwater contamination and LARWQCB refused to accept oversight alleging that the environmental concerns at the subject property was more related to exposures and potential risk from soil and equipment contaminations, not groundwater concerns.
 - On February 2, 1996, DTSC issued an Imminent and Substantial Endangerment Determination and Order and Remedial Action Order's (I&SE-RAO), Docket No. I&SE-RAO 05/06-002 to the Respondent (REEC). The purpose of this Order was to ensure that any release or threatened release of hazardous substances to the air, soil, surface water and ground water at or from the Site would be thoroughly investigated and that a plan to take appropriate removal/remedial actions would be prepared. DTSC alleged that the Responsible Party (REEC) and several other parties were potentially responsible for the contamination of the Site.
 - From August 1997 through August 1999, a formal remedial investigation (RI) was conducted at the Site. Results from the RI indicated that the lateral and vertical extent of PCBs-impacted soil in the former unpaved area in the southeast quadrant was consistent with localized releases from previous operations at the facility. Released oil containing PCBs locally infiltrated the former unpaved area and seeped vertically into the deeper sandy soil vadose zone. The RI data indicated that the vertical distribution of PCBs with concentrations above 10 mg/kg extended to 60 feet below grade surface (bgs) near monitoring well RMW-2 and boring BD-1 (later converted into monitoring well RDW-1). The presence of PCBs in the porous media at a depth below the ground water was interpreted in the RI as result of past spills at periods of deep groundwater levels, due to recurrent groundwater piezometric elevation fluctuations, consequently, promoting a large smear profile area and inducing downward vertical transport of PCBs.
 - The final Remedial Investigation/Feasibility Study (RI/FS) Report was submitted to the DTSC in October 1999, and was approved by the DTSC on June 18, 2000. A Remedial Action Plan (RAP) was submitted to DTSC in August 2003. The remedial actions proposed in the RAP included excavation and removal of PCB contaminated soils beneath specific areas of the Site, installation of an engineered cap, placement of a deed restriction on the property where contamination would be left in place at levels that prevent unrestricted use, and groundwater monitoring. The chosen remedy was implemented on both facility's area of concerns (AOC)#1 (the south-central portion of the former unpaved area located in the southeast corner of the Facility) and AOC#2 (along a surface drainage path adjacent to the south of the REEC's property within the railroad right-of-way). The RAP was approved by DTSC on December 16, 2004.
 - On July 19, 2005, DTSC issued an I&SE-RAO, Docket No. I&SE-RAO 95/96-002, to the Respondents: REEC, Aaron Berman, an individual, Berman Steel Company, Pacific Gas and Electric Company, Southern California Edison Company, San Diego Gas and Electric, City of Anaheim, City of Los Angeles Department of Water and Power, City of Pasadena Water and Power Department, Sacramento Municipal Utility District and United States of America, by and through the Defense Logistics Agency. The Order determined that the Respondents must continue interim groundwater monitoring in accordance with DTSC's approved RAP, furnishing a Public Participation Plan, provide a Remedial Design (RD) describing in detail the technical and operational plans for implementation of the Final RAP, implementation of Final RAP, O&M requirements in accordance with the Final RAP and Five-Year Review to review and reevaluate the remedial action after a period of 5 years from the date of completion and every 5 years thereafter.
- Because the Site will remain as an industrial parcel for foreseeable future, the Non-Governmental Respondents selected soil excavation of impacted soils at the two areas of concerns, off-site disposal of the unearthed soil materials to permitted facility(s) (landfill), installation of an engineering cap on both areas of concerns (AOCs), placement of a deed restriction on the properties where contamination will be left in place to allow oversight access to conduct groundwater monitoring and restrict beneficial end use. Additionally, long term post-closure groundwater monitoring and maintenance of AOC#1 and AOC#2 engineering caps were recommended to preclude unacceptable impacts to groundwater quality.
- The RAP was implemented from September 2006 through February 2007 and involved the removal and off-site disposal of some of the contaminated soil to permitted facility(s) (landfill). Both AOC#1 and AOC#2 excavation areas were backfilled with clean fill to meet requirements set forth on October 2001 DTSC's fact sheet "Information Advisory – Clean Fill Material", and covered with engineered surface cap.
- Following excavation and back filling with clean soil, areas designed as AOCs were covered with an impermeable engineering cap. Final Closure Report was submitted to DTSC in April 2007 and approved in September 2007.
- According to 2007 Final Closure Report, construction of AOC#1 engineered cap included final site grading, placement of cap foundation layer, base layer, and asphalt cover and associated drainage structures. Prior to placement of low permeability asphalt material at the areas of concern, a test batch was conducted at the asphalt batch plant and tested for conformance with the design mix and performance specifications. Testing results indicated that batch material met the performance for permeability, but had a lower than desired structural stability. Further, due to narrow space availability for construction within AOC#2, an alternate approach for achieving the cap permeability requirements was implemented. As a result, a double-coat pavement seal was placed over the low permeability mix asphalt in AOC#2. It was assumed that due to AOC#2 is in a non-traffic area, the seal coat would not experience any wear from point surface loads, such as vehicles.
- On October 12, 2009, a Covenant to restrict the use of a limited portion of former REEC property was made by and between Boardwalk Company, LLC (previous Site Owner) and DTSC pursuant to Civil Code section 1471. The restricted areas were located in the areas now generally bounded by a drainage ditch on the east, the northern boundary of the transformer repair building on the north, the machine shop on the west, and the UPRR's Right of Way on the south, containing the area referred to as AOC#).
 - On October 28, 2009, a Covenant to restrict the use of property was made by and between the UPRR and DTSC pursuant to Civil Code section 1471. The property is a portion of Covenantor's railroad Right of Way, which is also generally describes as Los Angeles County Assessor's Parcel No. 6348-021-807, containing the area referred to as AOC#2.
 - On November 30, 2009, DTSC, Non-Governmental Respondents, Local Governmental Respondents, and Federal Governmental Respondent entered into an Operation and Maintenance Consent Agreement (Consent Agreement), Docket No. HAS-CA 08/09-130, pursuant to HSC sections 25355.59a(1)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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(C), 58009, and 58010, and sections 113(f)(2) and 113(f)(3)(B) of Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The Consent Agreement directed that the Non-Governmental Respondent shall be responsible for carrying out all activities and obligations determined in the O&M Plan that was submitted to DTSC in April 2007 and approved in September 5, 2007. Among the scheduled activities listed in the O&M Plan; ground water shall be monitored annually; groundwater wells (alternative point of compliance wells) shall be inspected semi-annually; final cover shall be inspected quarterly in the first year, semi-annually in the second and third years, and from the fourth year forward, annually; drainage system inspection shall be conducted on a quarterly basis; and the Non-Governmental Respondents shall review and reevaluate the remedial action after a period of 5 years from the date of completion and every 5 years thereafter.

• On June 15, 2010, DTSC issued a Removal Action Certification Form. DTSC determined that all appropriate removal/remedial action were completed and that all acceptable engineering practices implemented; however, the Site requires ongoing O&M and monitoring efforts according to the approved 2009 O&M Plan. O&M activities have been performed at the Site pursuant to 2005 I&SE-RAO and 2009 Consent Agreement, which includes annual groundwater monitoring, maintenance of groundwater monitoring systems, inspection and maintenance of the engineered asphalt cap, monitoring and maintenance of settlement monuments and drainage system inspection and maintenance, as well as associated reporting to DTSC. Alternative point of compliance wells have been monitored since 1999 and O&M activities, including post-closure monitoring and maintenance of AOC#1 and AOC#2, have been performed at the Site since February 2007, subsequent to completion of PCBs impacted soils removal and AOC capping activities.

Alternative point of compliance wells consist of five (5) monitoring wells. RMW-2 is located within the limits of the AOC#1 capped area. RMW-4 is located just beyond the southwestern facility boundary. RMW-5 is located to the southwest of the former Facility, south of RMW-4 and approximately 340 ft. from RMW-2. RMW-6 is located just beyond the northwestern facility boundary. RMW-7 is located approximately 320 ft. beyond the south.

Based on the information provided in the 2016 FYR Report, DTSC has concurred with the Non-Governmental Respondents' determination that: (i) the implemented remedy continues to be protective of human health; and (ii) the asphalt cover installed in the AOC#1 is currently preventing surface water infiltration that would promote/enhance percolation of chemical of concerns that may reside/be present in the unsaturated porous media beneath the asphalt cover.

Asphalt cover installed in AOC#2 was rectified to ensure that the remedy functions as intended. The following repairing actions were conducted at AOC#2: (i) placement of seal coat or binder in a gap between the REEC's southern perimeter wall and the ground surface along the AOC#2 northern limits; (ii) cleaning out gravels/vegetation that have been deposited/grown in the culvert outlets that transect the UPRR elevated rail track adjacent to the AOC#2 southern limits; and (iii) resealing the asphalt cover 2.

Groundwater elevations have decreased to levels below the alternative point of compliance (POC) monitoring wells' screens. Since 2014 this has prevented the Non-Governmental Respondents from collecting environmental groundwater samples to determine whether the remedy's objectives of protecting groundwater quality are being met.

Status: CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS
Program Type: STATE RESPONSE
CalEnviroScreen Score: 76-80%
Summary Link: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=19360068

Land Use Restrictions

Site Management Requirements: ASPHALT COVER NOT TO BE DISTURBED WITHOUT APPROVAL
DAY CARE CENTER PROHIBITED
ELDER CARE CENTER PROHIBITED
HOSPITAL USE PROHIBITED
LAND USE COVENANT
NO EXCAVATION OF CONTAMINATED SOILS WITHOUT AGENCY REVIEW AND APPROVAL
NOTIFY AFTER CHANGE OF PROPERTY OWNER
NOTIFY DAMAGES TO REMEDY AND MONITORING SYSTEMS UPON DISCOVERY
NOTIFY PRIOR TO SUBSURFACE WORK
PUBLIC OR PRIVATE SCHOOL FOR PERSONS UNDER 21 PROHIBITED
RESIDENCE USE PROHIBITED
Title: Deed Restriction-Rosen's property
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?cmd=radocuments&global_id=19360068&enforcement_id=6009544
Date Recorded: 11/5/2009

Site Management Requirements: ASPHALT COVER NOT TO BE DISTURBED WITHOUT APPROVAL
DAY CARE CENTER PROHIBITED
ELDER CARE CENTER PROHIBITED
HOSPITAL USE PROHIBITED
LAND USE COVENANT
NO EXCAVATION OF CONTAMINATED SOILS WITHOUT AGENCY REVIEW AND APPROVAL
NOTIFY AFTER CHANGE OF PROPERTY OWNER
PUBLIC OR PRIVATE SCHOOL FOR PERSONS UNDER 21 PROHIBITED
RESIDENCE USE PROHIBITED
Title: Deed Restriction-UP property
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Recorded:		cmd=radocuments&global_id=19360068&enforcement_id=6017334 11/5/2009				
<u>Completed Activities</u>						
Title:		City of Pico Rivera - Notice of Violation and Order to Comply				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394224				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		4/2/1975				
Comments:		Notice of Violation issued by the City of Pico Rivera on April 2, 1975. Discharge of industrial waste and failure to submit plant and correct the violations.				
Title:		REEC Self Monitoring and Reporting				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394209				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/4/1982				
Comments:		Letter sent on January 4, 1982 - Report is not available in the Repository File Room				
Title:		Site code Correction to Docket No. HSA-CA 08/09-130				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60403506				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Amendment - Order/Agreement				
Date Completed:		12/2/2015				
Comments:		Notification Letter issued on December 2, 2015				
Title:		Proposed Change in Groundwater Monitoring Schedule				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393448				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		11/29/2007				
Comments:		Letter submitted on November 29, 2007				
Title:		County of Los Angeles_Department of County Engineer_Project Planning and Pollution Control Division _ Inspection Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394283				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		4/15/1983				
Comments:						
Title:		Notice of Proposed Determination of Noncompliance with Order I&SE 95/96-003				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394928				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		11/9/1999				
Comments:						
Title:		DTSC Letter Review - Stormwater Discharge Control Plan				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394922	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/2/1998				
Comments:						
Title:		Deed Restriction-Rosen's property				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=6009544				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Land Use Restriction				
Date Completed:		11/5/2009				
Comments:		The Rosen's RP group has not reached agreement on the documents.				
Title:		Site Screening				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Site Screening				
Date Completed:		7/28/1993				
Comments:		LA County referred site to DTSC for state oversight on March 3, 1993. The county was responsible for the oversight of investigations over the last three years. The referral is based on the state's experience with GW investigations. Investigations indicate soil contamination as high as 2400 ppm, 17 ppb of PCB degradation products (ie. 1,4 - dichloro- benzene) in GW, and C12-C30 chains of oil as deep as twenty feet bgs in the saturated zone.				
Title:		Termination of O&M Trust Agreement related to DTSC Consent Agreement HSA-CA 08/09-130				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60405708				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Financial Assurance Documentation				
Date Completed:		2/10/2016				
Comments:						
Title:		2009 Annual Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60389719				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		2/27/2015				
Comments:		Draft Document was accept as final. Any discrepancy will be addressed in future monitoring reports				
Title:		Monthly Summary Report for April 2007				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393425				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		5/15/2007				
Comments:		Approval Letter is not available in the File Room				
Title:		Public Participation Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393845				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:					Public Participation Plan / Community Relations Plan	
Date Completed:					7/15/1997	
Comments:					Approval letter is not available in the Repository File Room	
Title:					Removal and Remedial Preliminary Assessment	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393979	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Technical Report	
Date Completed:					8/1/2000	
Comments:					Approval letter is not available in the Repository File Room	
Title:					Designated Project Engineer/Geologist - REEC	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394856	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Correspondence	
Date Completed:					4/12/1996	
Comments:					Fluor Daniel Environmental Services was selected by REEC to act on their behalf as Project Engineer	
Title:					Proposal for Site Investigation to Determine Lateral Extent of Soil Contaminated with PCB	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394350	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Correspondence	
Date Completed:					2/8/1991	
Comments:					Proposal Letter submitted on February 8, 1991. DTSC comments regarding subject letter is not available in the Repository File Room	
Title:					Extension Request for Field Sampling Event	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393452	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Correspondence	
Date Completed:					9/1/2005	
Comments:					Letter submitted on November 1, 2005	
Title:					Application for Access to Union Pacific Railroad Property	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394890	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Correspondence	
Date Completed:					8/8/1997	
Comments:						
Title:					City of Pico Rivera - Notice of Violation and Order to Comply	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394237	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Letter - Notice	
Date Completed:					4/6/1981	
Comments:					City of Pico Rivera issued a Notice of Violation and Order to Comply : Immediately cease and desist from discharging wastewater to the ground from transformer washing operation	
Title:					Rosen's Electric Site: Public Participation Activities	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394863	
Area Name:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		7/3/1996				
Comments:		Letter presented the revised final version of community survey letter and questionnaire in English and Spanish				
Title:		Rosen's Electric Site: Fence and Post				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394860				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/22/1996				
Comments:		Letter informed that the fence and signs met all the requirement of Section 5.1.2 of the I&?SE 95/96-003				
Title:		Climate Atlas of United States - June 1968				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393874				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		8/1/1988				
Comments:						
Title:		DHS Cover Letter - Ecological and Environment Site Inspection Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394328				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		9/17/1986				
Comments:		Ecological and Environment Site Inspection Report is not available in the Chatsworth File Room				
Title:		Transformers sold to REEC that allegedly did not contain mineral oil with PCBs				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394291				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		9/1/1983				
Comments:		Clarification about some transformers that allegedly did not contain mineral oil with PCBs at the time of purchasing transaction. Later REEC was informed that these transformers had mineral oil with PCBs				
Title:		2017 REEC Annual Site Inspection Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60413991				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Land Use Restriction - Site Inspection/Visit				
Date Completed:		12/4/2017				
Comments:		Activity completed on December 4, 2017				
Title:		LUC Inspection Site Visit				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Land Use Restriction - Site Inspection/Visit				
Date Completed:		5/19/2010				
Comments:						
Title:		Interim Report - Site Mitigation Feasibility Study				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394343				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		3/11/1991				
Comments:						
Title:		Request for Documents Related to REEC Facility				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394387				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/13/1994				
Comments:		Letter issued by Morrison & Foerster				
Title:		2012 Annual Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60303249				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		9/13/2012				
Comments:		Reviewed & Sent out.				
Title:		Final RI/FS Workplan Revisions				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394881				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/30/1997				
Comments:						
Title:		Uniform Hazardous Waste Manifest				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394251				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		8/1/1981				
Comments:						
Title:		Quarterly Progress Report No. 02				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394868				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		7/26/1996				
Comments:						
Title:		Background Concentration and PEA-based Criteria				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394932				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		2/11/2000				
Comments:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Project Geologist Designation https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393379	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					REEC Letter - Submission of Stormwater Contingency Plan https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394228	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					California Hazard Ranking System - Guidance Manual https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393868	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Other Report 8/1/1988	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					2014 Annual Groundwater Monitoring Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393460	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Operation and Maintenance Report 5/30/2014 Approval Letter is not available in the File Room	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Weekly Construction Meeting Minutes https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393455	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Other Report 10/17/2006 Submitted document is a meeting minutes. There is no requirement for DTSC approval	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Site Assessment and Mitigation Work Plan https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394334	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Technical Workplan 2/1/1990	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed:					County of Los Angeles - Fire Department - Possible Employee Exposure to PCBs https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394359	
Document Type: Date Completed:					Correspondence 2/7/1992	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:						
Title:					Review of RTC to DTSC Letter December 2, 2015	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60405514	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Correspondence			
Date Completed:			2/5/2016			
Comments:			Letter issued on 2/5/2016			
Title:					DTSC Letter - Stormwater Discharge	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394927	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Correspondence			
Date Completed:			8/5/1999			
Comments:						
Title:					Annual Site Report	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390758	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Operation and Maintenance Report			
Date Completed:			6/21/2018			
Comments:						
Title:					County of Los Angeles_Department of Industrial Relation - Division of Occupation Safety and Health - Complaint of Unsafe Condition	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394242	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Other Report			
Date Completed:			4/7/1981			
Comments:						
Title:					Annual DTSC Oversight Cost Estimate FY2015_2016	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60400322	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Annual Oversight Cost Estimate			
Date Completed:			9/10/2015			
Comments:			cost estimate completed			
Title:					Remedial Action Implementation	
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Fieldwork			
Date Completed:			2/9/2007			
Comments:			PCB contaminated soil excavated to 20 feet. Six thousand five hundred tons of PCB contaminated soil was excavated and disposed to Kettleman Hills disposal facility. Five thousand gallons of PCB and 1,1-DCE wash water was soil also removed from site. Engineered asphalt cap placed on the southeast corner of the Rosen's property and also on Union Pacific Railroad property.			
Title:					Individual Grant Deed _Irvin Rosen	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393316	
Area Name:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Financial Assurance Documentation				
Date Completed:		8/31/1990				
Comments:						
Title:		Well Installation Workplan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60431516				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Well Installation Workplan				
Date Completed:		5/25/2018				
Comments:						
Title:		Response to required Financial Assurance documents				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60392974				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/26/2015				
Comments:		Email sent to Responsible Party addressing submitted questions.				
Title:		Monthly Summary Report for April 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393399				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		5/15/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		Remedial Action Completion Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=6011912				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Remedial Action Completion Report				
Date Completed:		9/5/2007				
Comments:		The report details the remediation activities which included excavation and off-site disposal of PCB-contaminated soil and placement of engineered caps on the southeatern portion of the Rosen's property and also on the Union Pacific railroad property adjacent to Rosen's.				
Title:		Request to Align Groundwater Monitor Program with Other Site Activites				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394857				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/12/1996				
Comments:		Request was made in order to assure that the proposed groundwater monitoring activity was undertaken pursuant to the guiding documents (i.e., Health and Safety Plan, Quality Assurance Project Plan and Sampling and Analysis Plan) which were required to be submitted with the RI/FS Workplan				
Title:		C2REM Letter - Sampling Status and Availability of Samples				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394917				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/10/1998				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:						
Title:	UPRR Right of Entry - Draft					
Title Link:	https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394895					
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:	Other Report					
Date Completed:	10/20/1997					
Comments:	Only a Draft document is available in the Repository File Room					
Title:	Notice - Draft Consent Order for REEC Site					
Title Link:	https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393859					
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:	Letter - Notice					
Date Completed:	4/10/1995					
Comments:	Notice letter sent to several responsible parties - April 7 and 10, 1995					
Title:	DHS - Hazardous Materials Sample Analysis Request					
Title Link:	https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394281					
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:	Other Report					
Date Completed:	4/8/1983					
Comments:						
Title:	Stormwater Monitoring and Site Evaluation Report					
Title Link:	https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393975					
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:	Technical Report					
Date Completed:	6/1/2000					
Comments:	Approval letter is not available in the Repository File Room					
Title:	Memorandum - Review of Risk Assessment of RI/FS Workplan					
Title Link:	https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394870					
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:	Correspondence					
Date Completed:	10/7/1996					
Comments:						
Title:	DHS - Statement of Facts of Investigation held June 18, 1984					
Title Link:	https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394321					
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:	Technical Report					
Date Completed:	7/1/1984					
Comments:						
Title:	Operations and Maintenance Workplan / Report					
Title Link:	https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=5010821					
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:	Operation and Maintenance Plan					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Completed:		9/5/2007				
Comments:		The report details the schedule for maintenance of the cap and groundwater monitoring.				
Title:		2006 Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393449				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		12/22/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		Memorandum of Meeting held on December 1, 1994				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394394				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/9/1994				
Comments:		Memorandum of a meeting held on December 1, 1994 among DTSC's representatives, Mr. William Rosen and two attorneys from Latham & Watkins acting as his counsel.				
Title:		Discussion with RWQCB Regarding Transfer Oversight Responsibility				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394360				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/10/1992				
Comments:		Letter indicated concerns in regards to proposal changes in oversight responsibility				
Title:		Estimated oversight cost 2018-19				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60452796				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Annual Oversight Cost Estimate				
Date Completed:		9/28/2018				
Comments:						
Title:		Request for a Meeting of Potentially Responsible Parties				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394353				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		10/17/1991				
Comments:		Letter sent to all PRP on October 17, 1991				
Title:		DHS _Facility Inspection Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394315				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		6/18/1984				
Comments:						
Title:		Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60398129				
Area Name:						
Area Link:						
Sub Area:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		7/17/2018				
Comments:						
Title:		Monthly Summary Report for December 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393416				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		1/15/2007				
Comments:		Approval Letter is not available in the File Room				
Title:		Notification Letter - 2016 Annual Site Inspection				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60409868				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/31/2016				
Comments:		Letter issued on May 31, 2016				
Title:		Monthly Summary Report for June 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393403				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		7/17/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		Geotechnical Investigation and Development of Recommendations for Temporary Excavations Adjacent to Railroad Line				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393318				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		8/13/2003				
Comments:		Approval Letter is not available in the File Room				
Title:		Response to Request to a Meeting - November 17, 1994				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394393				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		11/4/1994				
Comments:		Latham & Watkins Letter identifying personnel that will attend the meeting on November 16, 1994.				
Title:		Monthly Summary Report for October 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393412				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		11/15/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		Remedial Action Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=5010825				
Area Name:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Remedial Action Plan				
Date Completed:		12/16/2004				
Comments:						
Title:		Fact Sheet # 3 - Proposed Cleanup of Soil and Groundwater Monitoring				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394985				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Fact Sheets				
Date Completed:		10/1/2004				
Comments:						
Title:		REEC Self Monitoring and Reporting				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394289				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		7/18/1983				
Comments:		Letter sent on June 18, 1983 - Report are not available in the Repository File Room				
Title:		County of Los Angeles - Office of the District Attorney - Decision of not Initiate a Lawsuit -				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394947				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/22/1982				
Comments:						
Title:		City of Pico Rivera - Notice of Violation and Order to Comply				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394278				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		3/30/1983				
Comments:		Notice of violation indicated that REEC shall immediately cease and desist discharging water to the dirt trench at the east boundary of the property.				
Title:		Respose to DTSC Correspondence Dated February 5 2016				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60407713				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		3/31/2016				
Comments:						
Title:		Notice of Violation and Directive to Comply				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394320				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		6/22/1984				
Comments:		DHS issued a Notice of Violation as result of an field inspection held on June 18, 1984 which revealed that the subject facility was transporting, storing and disposing hazardous waste in violation of the Hazardous Waste Control Law (Section25100 et seq H & S code)				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title:		Memorandum - Census and Geographical Data - City of Pico Rivera and Montebello				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393862				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/11/1994				
Comments:		Memorandum indicated resident population in cities of Pico Rivera and Montebello				
Title:		Annual DTSC Oversight Cost Estimate FY 2017/2018				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60431503				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Annual Oversight Cost Estimate				
Date Completed:		8/18/2017				
Comments:						
Title:		Latham & Watkins Letter - Field Activities Adjacent to REEC Site				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394921				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		8/25/1998				
Comments:						
Title:		Ralph Stone Cover Letter - Status Report for Investigation and Cleanup of Contaminated Soils				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394346				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/26/1990				
Comments:		Letter Report submitted on December 26, 1990				
Title:		Ecology and Environment - Comments to Call received from REEC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394326				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		8/5/1986				
Comments:		Letter provided comments in regards to a call from REEC indicating concerns about Site Inspection Report, dated June 16, 1986.				
Title:		Proposal for Work Plan for Sampling Concrete Surfaces for PCB Contamination				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394356				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Workplan				
Date Completed:		11/13/1991				
Comments:						
Title:		Proposal Sampling Procedure for PCBs in Concrete				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394351				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Completed:		2/28/1991				
Comments:		Proposal Letter submitted on February 28, 1991. DTSC comments regarding subject letter is not available in the Repository File Room				
Title:		Technical Memorandum No. 1 - Proposed Additional Offsite Soil Sampling				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394936				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		6/20/2000				
Comments:						
Title:		DTSC Letter- Current Status Update - Manzanar Action Committee				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394911				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/23/1998				
Comments:						
Title:		California Hazardous Waste Manifest				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394246				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		4/30/1981				
Comments:						
Title:		California Regional Water Quality Control Board - Los Angeles Region - NO APPROVAL - Stormwater Discharge and Waste Spillage				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394257				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		3/8/1982				
Comments:						
Title:		2015 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60405340				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		4/18/2016				
Comments:						
Title:		2014 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60395390				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		12/2/2015				
Comments:						
Title:		Monthly Summary Report for November 2006				
Title Link:						
Area Name:						
Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Technical Report						
12/15/2006						
Approval Letter is not available in the File Room						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Correspondence						
5/6/1999						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
County of Los Angeles - Department of Health Services - Approval of PCB contaminated soil clean-up activities						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394263						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Correspondence						
5/11/1982						
DHS issued an approval letter on May 11, 1982 in regards to clean-up activities of PCB Contaminated Soil						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
REEC Self Monitoring and Reporting						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394221						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Correspondence						
2/15/1985						
Letter sent on February 15, 1985 - Report is not available in the Repository File Room						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
REEC - Investigation Status - Clean-up Report						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394255						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Technical Report						
11/2/1981						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
2010 Annual Groundwater Monitoring Report						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60389705						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Operation and Maintenance Report						
5/20/2010						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Project Coordinator Designation						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393358						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Correspondence						
8/4/2005						
Several letters were submitted to DTSC informing that Dean Charles was designated as Project Coordinator.						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
DTSC Approval Letter - RI/FS Workplan						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394880						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/22/1997				
Comments:						
Title:		DTSC Letter Review - RI/FS Workplan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394873				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/15/1997				
Comments:						
Title:		Response to Community Assessment Questionnaire				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394864				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Community Profile				
Date Completed:		7/20/1996				
Comments:						
Title:		Remedial Design				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=6010368				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Design/Implementation Workplan				
Date Completed:		6/30/2006				
Comments:		The Remedial Design which includes excavation shoring design, transportation Plan, and engineered asphalt cap design is approved 6/30/2006.				
Title:		Communication Plan and Coordination Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393380				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Public Participation Plan / Community Relations Plan				
Date Completed:		8/18/2005				
Comments:		Approval letter is not available in the File Room				
Title:		Monthly Summary Report for August 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393408				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		9/15/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		Notification of Field Sampling and Field Activity				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393453				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		9/6/2005				
Comments:		Letter submitted on September 6, 2005				
Title:		REEC Hazardous Materials Survey				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394233	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		3/30/1981				
Comments:						
Title:		Monthly Summary Report for May 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393401				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		6/15/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		Proposition 65 Notification				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394924				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/11/1999				
Comments:						
Title:		Quarterly Progress Report No. 01				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394858				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		4/30/1996				
Comments:						
Title:		Monthly Summary Report for January 2007				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393418				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		2/15/2007				
Comments:		Approval Letter is not available in the File Room				
Title:		DHS - Hazardous Materials Sample Analysis Request				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394305				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		5/12/1984				
Comments:						
Title:		Monthly Summary Report for March 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393397				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		4/17/2006				
Comments:		Approval Letter is not available in the File Room				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Memorandum - South Coast Air Quality Management District Investigation of Furnace https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394915	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					California Regional Water Quality Control Board - Los Angeles Region - Non Compliance of Wastewater Discharge https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394225	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Screening Site Inspection Reassessment https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393839	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Preliminary Assessment Report 7/13/1990 Subject document recommended (US EPA)Not Further Remedial Action. Subsequent investigation indicated that subject site pose risk to Human Health and the Environment. Envirostor selection reflects information provided in subsequent investigation - further remedial action was requested	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					REEC Self Monitoring and Reporting https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394323	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					DHS Letter Report - PCB Contaminated Soil https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394297	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Technical Report 3/27/1984	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					REEC - Stormwater Maintenance Activities https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394271	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Correspondence 4/12/1983 Letter notify that due to heavy storm event, storm water overflow towards the Arroyo Ditch along the property	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link:					Underground Storage Tank Case Closure - REEC https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394874	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:		No Further Action Letter				
Date Completed:		2/6/1997				
Comments:		No Further Action Letter issued by Los Angeles Regional Water Quality Control Board				
Title:		Consent Order				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Consent Order				
Date Completed:		2/26/1996				
Comments:		A consent order was signed between DTSC and 9 of the 10 PRPs for the site. The I&S/E Order was rescinded for all those signing the consent order. The I&S/E order remains in effect for the 1 PRP not signing.				
Title:		New Individual for Southern California Edison Company's Service of Process				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394400				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		10/4/1995				
Comments:		Letter issued by Southern California Edison Company indicating a new individual for service process				
Title:		Draft RI/FS Work Plan - Cover Letter				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394861				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/31/1996				
Comments:		Cover Letter of submitted Draft RI/FS Work Plan prepared by Fluor Daniel Environmental				
Title:		Screening Site Inspection Reassessment				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394339				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Site Screening				
Date Completed:		7/13/1990				
Comments:						
Title:		DTSC Letter - Oversight Costs				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394920				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		8/14/1998				
Comments:						
Title:		Dioxin and Furan Analyses				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394918				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		8/4/1998				
Comments:						
Title:		City of Anaheim Notification Letter of Project Coordinator				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394210				
Area Name:						
Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Correspondence						
1/5/1996						
Letter sent by City of Anaheim on January 5, 1996 indicating new project coordinator						
Title:						
Title Link:						
City of Pasadena - Notification of Project Coordinator						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394208						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Correspondence						
Date Completed:						
1/2/1996						
Comments:						
Letter sent by City of Pasadena on January 2, 1996						
Title:						
Title Link:						
Request for Extension for Installation of Groundwater Monitoring Wells						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394347						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Correspondence						
Date Completed:						
1/14/1991						
Comments:						
Reasons for the request was explained during scoping meeting held on January 8, 1991						
Title:						
Title Link:						
Communication that DTSC will be the lead agency for REEC Facility						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394361						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Correspondence						
Date Completed:						
5/5/1993						
Comments:						
Letter issued by County of Los Angeles - Fire Department						
Title:						
Title Link:						
REEC Self Monitoring and Reporting						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394302						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Correspondence						
Date Completed:						
4/9/1984						
Comments:						
Letter sent on April 9, 1984. Self Monitoring and Reporting is not available in the Repository File Room						
Title:						
Title Link:						
5-Year Review of Remedial Action - Letter Request						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60405513						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Correspondence						
Date Completed:						
2/5/2016						
Comments:						
Letter issued on 2/5/2016						
Title:						
Title Link:						
DHS - Letter Notice of Violation and Directive to Comply						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394301						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Letter - Notice						
Date Completed:						
4/9/1984						
Comments:						
Inspection revealed storage waste capacitors in violation of the Hazardous Waste Control Law						
Title:						
Title Link:						
County of Los Angeles Department of County Engineer Project Planning and Pollution Control Division Industrial Waste Survey						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394231						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		3/5/1976				
Comments:						
Title:		Supplemental Data - Laboratory Analysis				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394330				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		4/6/1989				
Comments:						
Title:		REEC _ Drainage Plan (Stormwater Polution Prevention Plan)				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394286				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Workplan				
Date Completed:		5/6/1983				
Comments:						
Title:		2016 REEC Annual Site Inspection Report - DTSC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60409840				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Land Use Restriction - Site Inspection/Visit				
Date Completed:		5/31/2016				
Comments:		Report reviewed and approved on May 31, 2016				
Title:		Location and Size of Files Involved in the REEC Project				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394382				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		9/15/1993				
Comments:		Letter presented the location and size of files involved with forty subpoena associated with REEC Facility Project				
Title:		DHS _ PCB Contaminated Soil Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394295				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		12/14/1983				
Comments:						
Title:		Monthly Summary Report for January 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393394				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		2/15/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		Soil Contamination on Union Pacific Railroad Property Adjacent to REEC				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394207	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Correspondence			
Date Completed:			2/24/2000			
Comments:			Letter sent to UPRR notifying that soil adjacent to REEC along UPRR rail track has been characterized as impacted with PCBs			
Title:					Rosen's Electric Site: Public Participation Plan	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394882	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Correspondence			
Date Completed:			5/16/1997			
Comments:						
Title:					Interim Report and Site Mitigation Study Report	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393831	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Feasibility Study Report			
Date Completed:			7/12/1990			
Comments:			Approval Letter is not available in the Repository File Room			
Title:					REEC Self Monitoring and Reporting	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394266	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Correspondence			
Date Completed:			6/30/1982			
Comments:						
Title:					Project Engineer Designation	
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Correspondence			
Date Completed:			12/15/2005			
Comments:			Approval Letter is not available in the File Room			
Title:					Remedial Action Plan - REEC	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394940	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Remedial Action Plan			
Date Completed:			1/10/2002			
Comments:						
Title:					Removal Action Certification Form	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393454	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Certification			
Date Completed:			6/15/2010			
Comments:			Removal Action Certification Form was signed on June 15, 2010			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title:					Workplan for Investigation to Support Remedial Action Plan	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394979	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Technical Workplan			
Date Completed:			3/28/2003			
Comments:						
Title:					City of Los Angeles - Office of the City Attorney - Review of Documents	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394978	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Correspondence			
Date Completed:			2/11/2003			
Comments:						
Title:					DTSC Letter - Response to Comments - Public Participation	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394900	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Correspondence			
Date Completed:			11/6/1997			
Comments:						
Title:					DTSC Letter Review - Draft RI/FS Workplan	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394914	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Correspondence			
Date Completed:			6/28/2000			
Comments:						
Title:					REEC Field Sampling Report	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394217	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Technical Report			
Date Completed:			1/9/1998			
Comments:						
Title:					Toxics Assessment Group - Request of Clarification	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394884	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Correspondence			
Date Completed:			7/29/1997			
Comments:						
Title:					South Coast Air Quality Management District - Permit to Operate	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394871	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Other Report			
Date Completed:			11/1/1996			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:						
Title:					2009 Annual Site Report	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390750	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Operation and Maintenance Report	
Date Completed:					1/11/2010	
Comments:					During calendar year 2009, semi-annual site inspections were performed on February 2 and September 30, with a quarterly drainage inspection performed on November 19, 2009. Other activities performed during the 2009 calendar year included groundwater monitoring on March 4, 2009 and surveying of settlement markers on November 19, 2009.	
Title:					2005 Groundwater Monitoring Report	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393445	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Operation and Maintenance Report	
Date Completed:					1/30/2006	
Comments:					Approval Letter is not available in the File Room	
Title:					Remedial Investigation / Feasibility Study	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=5010826	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Remedial Investigation / Feasibility Study	
Date Completed:					12/6/2000	
Comments:					The Remedial Investigation showed on-site PCB, dioxin-furan soil contamination; on-site PCB and VOC groundwater contamination; and off-site PCB soil and groundwater contamination. Detailed analysis of alternatives in the Feasibility Study included an asphalt cap, thermal blankets and wells, and excavation.	
Title:					Inspection Warrant - REEC and Affidavit	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394916	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Inspection Warrant	
Date Completed:					3/30/1998	
Comments:						
Title:					DHS - Preventive Health Services - Report of Investigation	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394235	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Other Report	
Date Completed:					4/1/1981	
Comments:						
Title:					County of Los Angeles_Department of County Engineer_Industrial Waste Division_Chemical Analysis of Sample	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394226	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Other Report	
Date Completed:					4/9/1975	
Comments:						
Title:					New Project Coordinator for Non-Governmental Respondents	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394404	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/29/1995				
Comments:		Latham & Watkins was designated as Project Coordinator for Rosen's Electrical Equipment Company, Southern California Edison Company, Sacramento Municipal Utility District, Pacific Gas and Electric Company, Aaron Berman Steel Company and San Diego Gas and Electric Company				
Title:		Revised Public Participation Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394983				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Public Participation Plan / Community Relations Plan				
Date Completed:		8/1/2004				
Comments:						
Title:		Limited Access Requirement - REEC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394854				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/4/1996				
Comments:		Letter issued by C2REM				
Title:		Letter Report - Disposal of PCB Contaminated Soil in Roll-off Bin				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394336				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		9/25/1989				
Comments:						
Title:		County of Los Angeles_Department of County Engineer_Project Planning and Pollution Control Division _				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394293				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		12/9/1983				
Comments:						
Title:		Field Change Request				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/6/2007				
Comments:						
Title:		Monthly Summary Report for July 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393405				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		8/15/2006				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:		Approval Letter is not available in the File Room				
Title:		Proposed Material Handling Activities/Analytical Data Reports				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394946				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		10/23/2000				
Comments:						
Title:		Imminent and Substantial Endangerment Order and Consent Order - REEC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393886				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Imminent and/or Substantial Endangerment Order				
Date Completed:		2/26/1996				
Comments:		Consent Order between REEC and DTSC only				
Title:		Request of Extension				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394403				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/29/1995				
Comments:		City of Anaheim and City of Los Angeles requested extension to discuss the Imminent and Substantial Endangerment Determination and Remedial Action Order				
Title:		REEC Self Monitoring and Reporting				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394285				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/19/1983				
Comments:		Letter sent on April 19, 1983 - Report are not available in the Repository File Room				
Title:		2010 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390751				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		1/31/2011				
Comments:		During calendar year 2010, semi-annual site inspections were performed on February 19 and August 30. Other activities performed during the 2010 calendar year included groundwater monitoring on March 24, 2010 and surveying of settlement markers on September 27, 2010.				
Title:		2008 Annual Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393441				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		4/15/2008				
Comments:		Approval Letter is not available in the File Room				
Title:		CEQA				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=5016507				
Area Name:						
Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area:						
Sub Area Link:						
Document Type:		CEQA - Initial Study/ Neg. Declaration				
Date Completed:		12/16/2004				
Comments:		The RAP includes excavation of 4,000 cu. yds. of PCB-contaminated soil, cap, deed restriction, ground water monitoring - Public comments were addressed. An Initial Study, Negative Declaration, and De Minimus Finding were completed for this PCB-contaminated site. No comments on the draft Negative Declaration were received.				
Title:		Draft Analytical Results - EPA Method 8280				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394892				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		10/17/1997				
Comments:						
Title:		Memorandum - Groundwater Sampling and Analysis Report				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/19/1999				
Comments:						
Title:		Hazardous Material Sample Analysis Request and Analysis				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394902				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		11/13/1997				
Comments:						
Title:		Confirmation that DTSC agreed to negotiate an agreement				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394399				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/21/1995				
Comments:		Letter sent by Latham & Watkins indicating that DTSC agreed to give the parties named by the Department in the draft Order until may 23, 1995 to negotiate an agreement with the Department for the subject activities.				
Title:		EPA TSCA Inspection Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394204				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		1/20/1984				
Comments:						
Title:		2016 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390757				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		2/16/2017				
Comments:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					TAG Community Comment - RI/FS Workplan https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394889	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					REEC - Addendum Clean-up Plan https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394244	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Transmittal Letter to USEPA - Notification of Residual Presence of PCBs in Soil and Ground Water https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60405515	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Correspondence 2/5/2016 Letter issued on 2/5/2016	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					2011 Annual Groundwater Monitoring Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60389711	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Operation and Maintenance Report 7/8/2011 RP did not submit a revised report accordingly to DTSC letter request	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					O & M Agreement https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=6009545	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Operation & Maintenance Order/Agreement 10/30/2009 O& M Agreement signed which includes Trust Agreement for "Non-governmental parties" to fund O & M.	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Notice of Proposed Determination of Non-Compliance with Imminent and Substantial Endangermetn Determination and Remedial Action Order No. I&SE - RAO 05/06-002 https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393377	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Letter - Notice 12/5/2005 Letter issued on December 5, 2005	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed:					Groundwater Contamination on and Adjacent to REEC Facility https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394206	
Document Type: Date Completed:					Correspondence 2/24/2000	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:		Letter sent to several state agencies notifying that groundwater has been impacted with PCB on and adjacent to REEC Facility				
Title:		Administrative Record List				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394912				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		2/6/1998				
Comments:						
Title:		Fact Sheet # 1 - Remedial Investigation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394201				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Fact Sheets				
Date Completed:		7/1/1997				
Comments:						
Title:		County of Los Angeles_Department of County Engineer_Project Planning and Pollution Control Division _ Inspection Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394240				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		4/7/1981				
Comments:						
Title:		Workplan Investigation to Support Remedial Action Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393969				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Workplan				
Date Completed:		6/5/2003				
Comments:						
Title:		Hazardous Material Sample Analysis Request and Analysis				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394887				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		8/13/1997				
Comments:						
Title:		Designated Project Coordinator - REEC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394853				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		3/18/1996				
Comments:		Letter issued by C2REM				
Title:		DHS - Hazardous Materials Sample Analysis Request				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394317				
Area Name:						
Area Link:						
Sub Area:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		6/18/1984				
Comments:						
Title:		Photograph Records				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393825				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		8/25/1993				
Comments:		Document does not require an approval letter				
Title:		DHS _ Hazardous Materials Sample Analyses Request				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394303				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		5/11/1984				
Comments:						
Title:		California Hazardous Waste Manifest				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394258				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		5/6/1982				
Comments:						
Title:		Monthly Summary Report for March 2007				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393423				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		4/16/2007				
Comments:		Approval Letter is not available in the File Room				
Title:		Monthly Summary Report for September 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393410				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		10/16/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		5-Year Review				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60352318				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		5 Year Review Workplan				
Date Completed:		8/9/2016				
Comments:		FYR Work Plan was approved on August 9, 2016.				
Title:		2008 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393443				
Area Name:						
Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		6/23/2009				
Comments:		Approval Letter is not available in the File Room				
Title:		Monthly Summary Report for September 2005				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393382				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		10/17/2005				
Comments:		Approval Letter is not available in the File Room				
Title:		DTSC Letter - Response to TAG Comments				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394894				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		10/30/1997				
Comments:						
Title:		Response to Cal-EPA Comments - RI/FS Workplan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394875				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/14/1997				
Comments:						
Title:		Proposed On-Site Soil Sampling/Leach Testing				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394949				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/10/2002				
Comments:						
Title:		Fact Sheet # 2				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394199				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Fact Sheets				
Date Completed:		2/1/2001				
Comments:						
Title:		Dioxin and Furand Analytical Report -				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394211				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		1/5/1998				
Comments:						
Title:		Letter Summary of Meeting Held on November 17, 1994				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394398				
Area Name:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/16/1996				
Comments:						
Title:		Technical Data and Information Gaps				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394390				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		7/19/1994				
Comments:		Letter indicated that DTCS identified areas where there were technical data and information gap which had to be addressed prior to any site mitigation activities were proceeded on the site.				
Title:		Rosen's Electric Equipment Company Site: Stormwater Discharges				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394909				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/13/1998				
Comments:						
Title:		Removal Action Completion Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=5010827				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Removal Action Completion Report				
Date Completed:		6/11/1996				
Comments:						
Title:		EPA Cover Letter - Inspection Report C(86)C125 - report was prepared by Ecology and Environment under contract to the EPA				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394327				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		8/4/1986				
Comments:		Subject Report is not available in the Chatsworth Repository File Room				
Title:		Additional Site Characterization/Exploratory Boring Adjacent to RMW-2				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60431518				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Fieldwork				
Date Completed:		12/8/2017				
Comments:		Field activity completed on December 8, 2017				
Title:		Rosens Electrical Equipment O&M Financial Assurance				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60388290				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Financial Assurance Documentation				
Date Completed:		11/18/2015				
Comments:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					2011 Annual Site Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390752 Operation and Maintenance Report 1/10/2012 During calendar year 2011, site inspections were performed on February 25, May 27, September 2 , and November 22. Other activities performed during the 2011 calendar year included groundwater monitoring on March 17 and 18, 2011 and surveying of settlement markers on September 14, 2011.	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Monthly Summary Report for February 2007 https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393420 Technical Report 3/15/2007 Approval Letter is not available in the File Room	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Intergovernmental Agency Consultation Request Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393981 Technical Report 12/1/2000 Approval letter is not available in the Repository File Room	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Annual Site Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390759 Operation and Maintenance Report 6/28/2019 Annual Site report is accepted	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Hazardous Substance Information Request Addendum https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393848 Information Request Letter 12/2/1993	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Annual DTSC Oversight Costs Estimate FY 2016/2017 https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60418226 Annual Oversight Cost Estimate 9/29/2016	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type:					Certification https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=5010822 Certification	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Completed:		11/17/2009				
Comments:		Site was certified.				
Title:		Imminent & Substantial Endangerment Order and Remedial Action Order				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=6011291				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Imminent and/or Substantial Endangerment Order				
Date Completed:		7/19/2005				
Comments:		Order Issued.				
Title:		Request for Approval - Groundwater Monitoring Well Installation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394904				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Well Installation Workplan				
Date Completed:		1/29/1998				
Comments:						
Title:		Memorandum of Meeting held on November 17, 1994				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394397				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		11/29/1994				
Comments:		Memorandum of a meeting held on November 17, 1994 among DTSC's representatives and representatives from seven companies or municipalities which sent large numbers of electrical transformers to the REEC Facility.				
Title:		Addendum to Site Mitigation Feasibility Study				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393823				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		8/22/1991				
Comments:		Approval letter is not available in the Repository File Room				
Title:		DTSC Letter - Risk Assessment Issues				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394931				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/2/2000				
Comments:						
Title:		Los Angeles County DHS - Supplemental Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394253				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		11/1/1981				
Comments:						
Title:		30-day Extension to Financial Assurance Request Letter				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60392558				
Area Name:						
Area Link:						
Sub Area:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/11/2015				
Comments:		Email sent to Dean Charles, REEC Project Coordinator – de maximis, inc., allowing a 30-day extension to submit to DTSC documents related to O&M Financial Assurance Requirement. Revised closing date for document submission is June 13, 2015.				
Title:		Request for Historical and Current Manifesting Information				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394891				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		9/30/1997				
Comments:						
Title:		Hazardous Material Sample Analysis Request and Analysis				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394885				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		8/12/1997				
Comments:						
Title:		South Coast Air Quality Management District - Permit Renewals				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394878				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		3/3/1997				
Comments:						
Title:		DHS - Laboratory Analysis Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394324				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		7/13/1984				
Comments:						
Title:		Memorandum - Information on the Drinking Water Wells for the City of Pico Rivera - 1994				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393864				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/16/1994				
Comments:		Memorandum informed status of drinking water wells near REEC site - 1994				
Title:		Response to Cal-EPA Request for Background Information				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394362				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		7/12/1993				
Comments:		Letter sent on July 12, 1993 by Ralph Stone Company				
Title:		2012 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390753				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Name:					Operation and Maintenance Report	
Area Link:					1/23/2013	
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:					During calendar year 2012, inspections were performed at the Site on February 23, September 28, and December 28. Other activities performed during the 2012 calendar year included groundwater monitoring on March 15 and 16, 2012 and surveying of settlement markers on September 18, 2012.	
Title:					Deed Restriction-UP property	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=6017334	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Land Use Restriction	
Date Completed:					11/5/2009	
Comments:						
Title:					Memorandum - Accessibility of REEC Site	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393863	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Correspondence	
Date Completed:					5/23/1994	
Comments:					Memorandum described site accessibility	
Title:					Memorandum - Review of HASP of RI/FS Workplan	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394862	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Correspondence	
Date Completed:					6/19/1996	
Comments:						
Title:					2013 Annual Site Report	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390754	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Operation and Maintenance Report	
Date Completed:					1/29/2014	
Comments:					During calendar year 2013, inspections were performed at the Site on March 26, June 28, September 10 and December 10. Other activities performed during the 2013 calendar year included groundwater monitoring on March 15 and 16, 2012 and surveying of settlement markers on September 10, 2013. During the groundwater monitoring event in March 2013, only the monitoring well RMW-2 had sufficient groundwater for purging and sample collection; wells RMW-4 through RMW-7 yielded insufficient water, therefore, they were not able to be sample during this event.	
Title:					1999 Groundwater Sampling and Analysis Report	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393965	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Monitoring Report	
Date Completed:					3/12/1999	
Comments:					Approval letter is not available in the Repository File Room	
Title:					California Communities Against Toxics - Request of Information	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394906	
Area Name:						
Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/16/1997				
Comments:						
Title:		Analytical Results EPA Method 8280				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394897				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		11/6/1997				
Comments:						
Title:		Proposal of Supplemental Site Investigation - Cover Letter				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394345				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		11/21/1990				
Comments:		Ralph Stone Cover Letter - Subject Site Investigation is not available in the Repository File Room				
Title:		Notice of Proposed Determination of Non-Compliance with Order I&SE 95/96-003				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394948				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		12/11/2001				
Comments:						
Title:		TAG Community - Request of Information				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394910				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/14/1998				
Comments:						
Title:		REEC Facility Profile Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394213				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		1/7/1991				
Comments:						
Title:		Five-Year Review Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60413987				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		5 Year Review Reports				
Date Completed:		12/22/2016				
Comments:						
Title:		Tribal Cultural Resource Request for Outreach				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60431504				
Area Name:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Work Notice				
Date Completed:		11/13/2017				
Comments:		Tribal consultation occurred on October 25, 2017				
Title:		2015 REEC Annual Site Inspection Report - DTSC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60381226				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Land Use Restriction - Site Inspection/Visit				
Date Completed:		4/6/2016				
Comments:						
Title:		2013 REEC Annual Site Inspection Report				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Land Use Restriction - Site Inspection/Visit				
Date Completed:		10/11/2013				
Comments:		Completed. Capped area in AOC1 is in good shape though drums on site. AOC2 is in bad shape. Clarifer is open. See report				
Title:		Monthly Summary Report for November 2005				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393390				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		12/15/2005				
Comments:		Approval Letter is not available in the File Room				
Title:		Proposal of Remedial Plan for Containment of Oil along driveway				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394248				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Workplan				
Date Completed:		6/17/1981				
Comments:						
Title:		Preliminary Assessment Summary				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393314				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Preliminary Assessment Report				
Date Completed:		1/3/1986				
Comments:						
Title:		2013 Annual Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393971				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		5/31/2013				
Comments:		Approval letter is not available in the Repository File Room				
Title:		Monthly Summary Report for October 2005				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393384				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		11/15/2005				
Comments:		Approval Letter is not available in the File Room				
Title:		2000 Groundwater Monitoring Report - First Quarter				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393973				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Monitoring Report				
Date Completed:		6/28/2000				
Comments:		Approval letter is not available in the Repository File Room				
Title:		County of Los Angeles Department of County Engineer - Sanitation Division - Investigation Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394238				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		4/6/1981				
Comments:						
Title:		Remedial Planning and Field Investigation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393819				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		4/29/1986				
Comments:		Approval letter is not available in the Repository File Room				
Title:		Groundwater Monitoring Well Installation - Field Schedule Information				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394352				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/7/1991				
Comments:						
Title:		Monthly Summary Report for December 2005				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393392				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		1/16/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		City of Los Angeles - Consumer and Environment Protection Division - Information about Alleging Multiple Violation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394250				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		7/8/1981				
Comments:		Letter issued by County of Los Angeles - Consumer and Environment Protection Division. Letter indicated that there were multiple violations of existing California Code and a lawsuit will be filed against REEC				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title:		Calsites Profile Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394388				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		6/16/1994				
Comments:						
Title:		County of Los Angeles Department of County Engineer - Sanitation Division - Investigation Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394276				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		3/30/1983				
Comments:						
Title:		Additional Site Characterization/Exploratory Boring Work Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60430962				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Site Characterization Workplan				
Date Completed:		8/29/2017				
Comments:						
Title:		IS&E Order				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=5010829				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Unilateral Order (I/SE, RAO, CAO, EPA AO)				
Date Completed:		12/22/1995				
Comments:		After extensive efforts to negotiate a consent order were not successful, DTSC issued an imminent and substantial endangerment determination and remedial action order for the Rosen's Electrical Equipment Company Site.				
Title:		Notification of Imminent or Substantial Endangerment to the Public Health or to the Environment				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393881				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		10/28/1994				
Comments:		Letter sent to several responsible parties indicating immediate attention required				
Title:		REEC Letter - Clean-up Activities Schedule				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394288				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		6/1/1983				
Comments:		REEC Letter indicating that areas located within property limits will be clean and contaminated soil will be placed into 55-gallon drums				
Title:		2006 Annual Groundwater Report - September				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393983				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:		Monitoring Report				
Date Completed:		12/1/2006				
Comments:		Approval letter is not available in the Repository File Room				
Title:		Operations and Maintenance Trust Agreement - Pinnacle Bank				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60405352				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Financial Assurance Documentation				
Date Completed:		2/10/2016				
Comments:						
Title:		2009 Annual Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60251968				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		9/1/2010				
Comments:		Approved				
Title:		Project Coordinator and Project Engineer Designation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393447				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		11/3/2009				
Comments:		Letter submitted on November 3, 2009				
Title:		Discovery				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		* Discovery				
Date Completed:		4/15/1981				
Comments:		FACILITY IDENTIFIED FAC ID LACE CO ENGR. STORAGE & SCRAPING OF TRANSFORM PONDING OF LIQUIDS ON PROPERTY.				
Title:		Monthly Summary Report for August 2005				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393388				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		9/15/2005				
Comments:		Approval letter is not available in the File Room				
Title:		DWR_Bulletin No. 104_Planned Utilization of the Groundwater Basis of Costal Plain of LA County				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393872				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		8/1/1988				
Comments:						
Title:		County of Los Angeles_Department of County Engineer_ Site Drainage Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394290				
Area Name:						
Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 8/16/1983
Comments: Drainage Plan was not approved. Letter included several comments to be addressed

43	2 of 8	SE	0.25 / 1,316.27	180.46 / -26	ROSEN ELECTRIC COMPANY 8226 WHITTIER BLVD PICO RIVERA CA 90660	CLEANUP SITES
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Global ID: SLT43140138
Status: OPEN - INACTIVE
Status Date: 1/29/2015
Site Facility Type: CLEANUP PROGRAM SITE
Data Source: Cleanup Program Sites from GeoTracker Search; Cleanup Sites from GeoTracker Cleanup Sites Data Download

Latitude: 34.006345
Longitude: -118.094563
County: LOS ANGELES

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 0262
Local Case No: 19360068
Begin Date:
File Location:
Lead Agency: DEPARTMENT OF TOXIC SUBSTANCES CONTROL
Local Agency:
Potential COC:
Potential Media of Concern:
How Discovered:
How Discovered Description:
Stop Description:
CalWater Watershed Name: Los Angeles River - Los Angeles (412.10)
DWR GW Subbasin Name: Coastal Plain Of Los Angeles - Central (4-011.04)
Disadvantaged Community:
CalEnviroScreen Score: 91-95%
Site History:

Stop Method:
CUF Case: NO
Case Worker:

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Open - Inactive
Status Date: 2015-01-29 00:00:00

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type: Regional Board Caseworker
Contact Name: DTSC
Phone No:
Organization Name: LOS ANGELES RWQCB (REGION 4)
Email:

Address: 1011 N. GRANDVIEW AVE.
City: LOS ANGELES

Cleanup Program Sites from GeoTracker Search - Regulatory Profile (as of May 29, 2021)

Project Status:
Cuf Claim No:
CUF Priority Assign:
CUF Amount Paid:
Composting Method:
File Location:
User Defined Beneficial Use:
Designated Beneficial Use: MUN, AGR, IND, PROC
Designated Beneficl Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=SLT43140138
Cleanup Status Detail: OPEN - INACTIVE AS OF 1/29/2015
Potential COC: NONE SPECIFIED

Facility Type:
WDR Place Type:
Wdr File No:
Wdr Order No:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Potential Media of Concern: Groundwater Monitoring		NONE SPECIFIED				
Frequen:						
DWR GW Sub Basin:		Coastal Plain Of Los Angeles - Central (4-011.04)				
CalWater Watershed Name:		Los Angeles River - Los Angeles (412.10)				
Post Closure Site Management:						
Future Land Use:						
Cleanup Oversight Agencies:		DEPARTMENT OF TOXIC SUBSTANCES CONTROL (LEAD) - CASE #: 19360068 LOS ANGELES RWQCB (REGION 4) - CASE #: 0262 CASEWORKER: DTSC				
Cleanup History Link:		https://geotracker.waterboards.ca.gov/profile_report_include?global_id=SLT43140138&tabname=regulatoryhistory				
Site History:						
No site history available						

Sites from GeoTracker Search - Cleanup Status History (as of May 29, 2021)

Status: Open - Inactive
Date: 1/29/2015

43	3 of 8	SE	0.25 / 1,316.27	180.46 / -26	ROSEN'S ELECTRICAL EQUIP CO. 8226 WHITTIER BLVD PICO RIVERA CA 90660	LUST
Global ID:		T0603703059		County:	LOS ANGELES	
Status:		COMPLETED - CASE CLOSED		Latitude:	34.0063126	
Status Date:		2/6/1997		Longitude:	-118.095659	
Case Type:		LUST CLEANUP SITE				
Date Source:		LUST Cleanup Sites & Military UST Site from GeoTracker Project Search Results Export; LUST Cleanup Sites & Military UST Site from GeoTracker Cleanup Sites Data Download				

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	I-05275	Potential COC:	Gasoline
Local Case No:		How Discovered:	Tank Closure
Begin Date:	7/3/1989	Stop Method:	
Lead Agency:	LOS ANGELES RWQCB (REGION 4)	Stop Description:	
Local Agency:	LOS ANGELES COUNTY	Case Worker:	YR
CUF Case:	YES	File Location:	
Potential Media of Concern:	Soil		
How Discovered Description:			
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
DWR GW Subbasin Name:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Disadvantaged Community:			
Calenviroscreen Score:	81-85%		
Site History:			

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity

Action Type:	Other
Date :	3/13/1990
Action:	Leak Reported
Action Type:	Other
Date :	7/3/1989
Action:	Leak Stopped
Action Type:	Other
Date :	7/3/1989
Action:	Leak Discovery

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Contact Type:	Local Agency Caseworker	Address:	900 S FREMONT AVE
Contact Name:	JOHN AWUJO	Email:	jawujo@dpw.lacounty.gov
City:	ALHAMBRA	Phone No:	6264583507
Organization Name:	LOS ANGELES COUNTY		
Contact Type:	Regional Board Caseworker	Address:	320 W. 4TH ST., SUITE 200
Contact Name:	YUE RONG	Email:	yrong@waterboards.ca.gov
City:	Los Angeles	Phone No:	
Organization Name:	LOS ANGELES RWQCB (REGION 4)		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status:	Completed - Case Closed
Status Date:	2/6/1997
Status:	Open - Remediation
Status Date:	3/13/1990
Status:	Open - Case Begin Date
Status Date:	7/3/1989

LUST Sites from GeoTracker Search - Regulatory Profile

Site Facility Name:	ROSEN'S ELECTRICAL EQUIP CO.	Potential COC:	GASOLINE
Site Facility Type:	LUST CLEANUP SITE	Facility Type:	
Cleanup Status:	COMPLETED - CASE CLOSED	Composting Method:	
Project Status:		Address:	8226 WHITTIER BLVD
WDR Place Type:		City:	PICO RIVERA
WDR File:		Zip:	90660
WDR Order:		County:	LOS ANGELES
CUF Priority Assig:	C	CUF Claim:	8583
CUF Amount Paid:	\$163,643		
File Location:			
Designated Beneficial Use:	MUN, AGR, IND, PROC		
Project Oversight Agencies:			
Report Link:	https://geotracker.waterboards.ca.gov/profile_report?global_id=T0603703059		
Cleanup Status Detail:	COMPLETED - CASE CLOSED AS OF 2/6/1997		
Cleanup History Link:	https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603703059&tabname=regulatoryhistory		
Potential Media of Concern:	SOIL		
User Defined Beneficial Use:			
DWR GW Sub Basin:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
Post Closure Site Management:			
Future Land Use:			
Cleanup Oversight Agencies:	LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: I-05275 CASEWORKER: YUE RONG LOS ANGELES COUNTY CASEWORKER: JOHN AWUJO		
Gndwater Monitoring Freque:			
Designated Beneficial Use	Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply		
Desc:			
Site History:			

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History

Status:	Completed - Case Closed
Date :	2/6/1997
Status:	Open - Remediation
Date :	3/13/1990
Status:	Open - Case Begin Date

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Date : 7/3/1989

LUST Sites from GeoTracker Search - Regulatory Activities (as of May 29, 2021)

Action Type: Leak Action
Action Date: 3/13/1990
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 7/3/1989
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 7/3/1989
Received Issue Date:
Action: Leak Stopped
Doc Link:
Title Description Comments:

43	4 of 8	SE	0.25 / 1,316.27	180.46 / -26	ROSEN'S ELECTRICAL EQUIPMENT 8226 E. WHITTIER BLVD. PICO RIVERA CA 90660	LUR
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Estor/EPA ID:	19360068	Permit Renewal Lead:	
Site Code:	300369, 301279	Project Manager:	DON INDERMILL
Nat Priority List:	NO	Supervisor:	ANDRES CANO
Acres:	2 ACRES	Public Partici Spclst:	ERGLAE GOMEZ
Special Program:		Census Tract:	6037500700
Funding:	RESPONSIBLE PARTY	County:	LOS ANGELES
Assembly District:	58	Latitude:	34.0058026685508
Senate District:	32	Longitude:	-118.095742164461
School District:			
APN:	6348-021-006, 6348021006		
Cleanup Status:	CERTIFIED / OPERATION & MAINTENANCE AS OF 5/11/2021		
Cleanup Oversight Agencies:	DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY		
Site Type:	STATE RESPONSE OR NPL		
Office:	CLEANUP CHATSWORTH		
Past Use that Caused Contam:	EQUIPMENT/INSTRUMENT REPAIR, JUNKYARD, RECYCLING - OTHER, RECYCLING - SCRAP METAL, TRANSFORMER REPAIR		
Potential Media Affected:	AQUIFER USED FOR DRINKING WATER SUPPLY AFFECTED, SOIL		
Potential Contamin of Concern:			

DIOXIN (AS 2,3,7,8-TCDD TEQ)
POLYCHLORINATED BIPHENYLS (PCBS)
VOLATILE ORGANICS (8260B VOCS)

Site History:

The property is located at 8226 East Whittier Boulevard in Pico Rivera, California, bounded by Whittier Boulevard on the north, Van Norman Road on the west, the Union Pacific Railroad (UPRR) 12-15-foot elevated tracks on the south.

The Site is largely flat, at an elevation of approximately 170 feet above mean sea level, in an urbanized alluvial plain in the Los Angeles Basin. The Site is surrounded to the west and south by industrial facilities and to the north by small business, residences and a church.

From 1948 to the 1980s, REEC and its predecessor(s) reclaimed copper from the cores of used electrical transformers. Used old or surplus transformers were obtained from entities, including but not limited to, utility companies, municipalities and the federal government. On occasion, oils from transformers were released into the environment as the transformers were handled, reclaimed and/or stored. Because of operations at the former facility, surface and subsurface soils were impacted with hazardous wastes such as polychlorinated biphenyls

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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(PCBs), petroleum hydrocarbons, volatile organic compounds (VOCs), metals, dioxins and furans. These compounds were found in different matrix media as result of waste discharge to the surface. Previously investigations performed at the former Facility associated the presence of these compounds in different matrix media to oils from transformers formerly serviced at the site, maintenance activities and fugitive dust from on-site furnaces used to remove materials from recyclables.

Transformers were handled and stored on and adjacent to the former unpaved area located in the southeastern quadrant of the former Facility. Recycling furnaces were located approximately 70 feet (ft.) from the southeastern quadrant of the former Facility. REEC relocated its operation from the Site in 2008. On or about July 6, 2010, the REEC's property was sold to Whittier Pine LLC by TC Pan (Whittier Pine LLC) and leased to Pacific Eagle Construction Supply Inc. (Pacific Eagle). Currently, the Site is used as a storage yard and staging area.

Site Regulatory History Regarding to the Presence of PCBs at the Site:

- From April 2, 1975 to March 30, 1983, City of Pico Rivera issued three Notices of Violations and Orders to Comply to the facility.
- On April 7, 1975, Los Angeles Regional Water Quality Control Board (LARWQCB) notified REEC that discharges of water used to cool transformers during copper recovery operations into an adjacent drainage ditch was not in accordance with the California Water Code.
- On April 6, 1981, Department of County Engineer – Facilities Sanitation Division issued an investigation report that wastewater from transformer washing operation was been discharged to the ground.
- On July 8, 1981, County of Los Angeles, Office of the District Attorney, Consumer and Environment Protection Division, notified the facility that the County of Los Angeles would file a lawsuit against REEC due multiple violations of Section 17200 of the California Business and Professions Code and have indicated that soil samples collected at the facility reported concentrations of PCBs ranging from 92 to 21,000 mg/kg.
- On January 10, 1984, USEPA, Region 9, issued a Toxic Substances Control Act (TSCA) PCB Investigation Report. The report indicated potential violations according to 40 CFR 761.180, since no annual document had been prepared for 1981, 1982 and 1983 covering shipments of PCB-contaminated soil and PCB capacitors.
- On March 27, 1984, County of Los Angeles, Department of Health Services issued a letter directing the facility to comply with California Health and Safety Code (HSC) sections 25189 and 25191.
- On June 22, 1984, State of California- Health and Welfare Agency, Department of Health Services issued a Notice of Violation and Directive to Comply to the facility.
- On January 1986, State of California- Health and Welfare Agency, Department of Health Services issued a Preliminary Assessment Summary. This document indicated that was unknown whether the Site had been adequately assessed for removal of contaminated soils. Off-site subsurface contamination was assessed as potentially extensive because of the facility's historical discharges of wastewater into the unlined Arroyo Ditch.
- On June 17, 1986, Ecology and Environment performed a site inspection under USEPA contract no. 68-01-6692. Inspection recommendations included referral of the Site to the United States Environmental Protection Agency (USEPA)'s enforcement section for possible TSCA violations, and referral to the local Health Department for additional sampling activities.
- On May 5, 1993, DTSC assumed lead agency status for REEC facility based on the fact there is known groundwater contamination and LARWQCB refused to accept oversight alleging that the environmental concerns at the subject property was more related to exposures and potential risk from soil and equipment contaminations, not groundwater concerns.
- On February 2, 1996, DTSC issued an Imminent and Substantial Endangerment Determination and Order and Remedial Action Order's (I&SE-RAO), Docket No. I&SE-RAO 05/06-002 to the Respondent (REEC). The purpose of this Order was to ensure that any release or threatened release of hazardous substances to the air, soil, surface water and ground water at or from the Site would be thoroughly investigated and that a plan to take appropriate removal/remedial actions would be prepared. DTSC alleged that the Responsible Party (REEC) and several other parties were potentially responsible for the contamination of the Site.
- From August 1997 through August 1999, a formal remedial investigation (RI) was conducted at the Site. Results from the RI indicated that the lateral and vertical extent of PCBs-impacted soil in the former unpaved area in the southeast quadrant was consistent with localized releases from previous operations at the facility. Released oil containing PCBs locally infiltrated the former unpaved area and seeped vertically into the deeper sandy soil vadose zone. The RI data indicated that the vertical distribution of PCBs with concentrations above 10 mg/kg extended to 60 feet below grade surface (bgs) near monitoring well RMW-2 and boring BD-1 (later converted into monitoring well RDW-1). The presence of PCBs in the porous media at a depth below the ground water was interpreted in the RI as result of past spills at periods of deep groundwater levels, due to recurrent groundwater piezometric elevation fluctuations, consequently, promoting a large smear profile area and inducing downward vertical transport of PCBs.
- The final Remedial Investigation/Feasibility Study (RI/FS) Report was submitted to the DTSC in October 1999, and was approved by the DTSC on June 18, 2000. A Remedial Action Plan (RAP) was submitted to DTSC in August 2003. The remedial actions proposed in the RAP included excavation and removal of PCB contaminated soils beneath specific areas of the Site, installation of an engineered cap, placement of a deed restriction on the property where contamination would be left in place at levels that prevent unrestricted use, and groundwater monitoring. The chosen remedy was implemented on both facility's area of concerns (AOC)#1 (the south-central portion of the former unpaved area located in the southeast corner of the Facility) and AOC#2 (along a surface drainage path adjacent to the south of the REEC's property within the railroad right-of-way). The RAP was approved by DTSC on December 16, 2004.
- On July 19, 2005, DTSC issued an I&SE-RAO, Docket No. I&SE-RAO 95/96-002, to the Respondents: REEC, Aaron Berman, an individual, Berman

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Steel Company, Pacific Gas and Electric Company, Southern California Edison Company, San Diego Gas and Electric, City of Anaheim, City of Los Angeles Department of Water and Power, City of Pasadena Water and Power Department, Sacramento Municipal Utility District and United States of America, by and through the Defense Logistics Agency. The Order determined that the Respondents must continue interim groundwater monitoring in accordance with DTSC's approved RAP, furnishing a Public Participation Plan, provide a Remedial Design (RD) describing in detail the technical and operational plans for implementation of the Final RAP, implementation of Final RAP, O&M requirements in accordance with the Final RAP and Five-Year Review to review and reevaluate the remedial action after a period of 5 years from the date of completion and every 5 years thereafter.

Because the Site will remain as an industrial parcel for foreseeable future, the Non-Governmental Respondents selected soil excavation of impacted soils at the two areas of concerns, off-site disposal of the unearthed soil materials to permitted facility(s) (landfill), installation of an engineering cap on both areas of concerns (AOCs), placement of a deed restriction on the properties where contamination will be left in place to allow oversight access to conduct groundwater monitoring and restrict beneficial end use. Additionally, long term post-closure groundwater monitoring and maintenance of AOC#1 and AOC#2 engineering caps were recommended to preclude unacceptable impacts to groundwater quality.

- The RAP was implemented from September 2006 through February 2007 and involved the removal and off-site disposal of some of the contaminated soil to permitted facility(s) (landfill). Both AOC#1 and AOC#2 excavation areas were backfilled with clean fill to meet requirements set forth on October 2001 DTSC's fact sheet "Information Advisory – Clean Fill Material", and covered with engineered surface cap.

Following excavation and back filling with clean soil, areas designed as AOCs were covered with an impermeable engineering cap. Final Closure Report was submitted to DTSC in April 2007 and approved in September 2007.

According to 2007 Final Closure Report, construction of AOC#1 engineered cap included final site grading, placement of cap foundation layer, base layer, and asphalt cover and associated drainage structures. Prior to placement of low permeability asphalt material at the areas of concern, a test batch was conducted at the asphalt batch plant and tested for conformance with the design mix and performance specifications. Testing results indicated that batch material met the performance for permeability, but had a lower than desired structural stability. Further, due to narrow space availability for construction within AOC#2, an alternate approach for achieving the cap permeability requirements was implemented. As a result, a double-coat pavement seal was placed over the low permeability mix asphalt in AOC#2. It was assumed that due to AOC#2 is in a non-traffic area, the seal coat would not experience any wear from point surface loads, such as vehicles.

- On October 12, 2009, a Covenant to restrict the use of a limited portion of former REEC property was made by and between Boardwalk Company, LLC (previous Site Owner) and DTSC pursuant to Civil Code section 1471. The restricted areas were located in the areas now generally bounded by a drainage ditch on the east, the northern boundary of the transformer repair building on the north, the machine shop on the west, and the UPRR's Right of Way on the south, containing the area referred to as AOC#).

- On October 28, 2009, a Covenant to restrict the use of property was made by and between the UPRR and DTSC pursuant to Civil Code section 1471. The property is a portion of Covenantor's railroad Right of Way, which is also generally describes as Los Angeles County Assessor's Parcel No. 6348-021-807, containing the area referred to as AOC#2.

- On November 30, 2009, DTSC, Non-Governmental Respondents, Local Governmental Respondents, and Federal Governmental Respondent entered into an Operation and Maintenance Consent Agreement (Consent Agreement), Docket No. HAS-CA 08/09-130, pursuant to HSC sections 25355.59a)(1) (C), 58009, and 58010, and sections 113(f)(2) and 113(f)(3)(B) of Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The Consent Agreement directed that the Non-Governmental Respondent shall be responsible for carrying out all activities and obligations determined in the O&M Plan that was submitted to DTSC in April 2007 and approved in September 5, 2007. Among the scheduled activities listed in the O&M Plan; ground water shall be monitored annually; groundwater wells (alternative point of compliance wells) shall be inspected semi-annually; final cover shall be inspected quarterly in the first year, semi-annually in the second and third years, and from the fourth year forward, annually; drainage system inspection shall be conducted on a quarterly basis; and the Non-Governmental Respondents shall review and reevaluate the remedial action after a period of 5 years from the date of completion and every 5 years thereafter.

- On June 15, 2010, DTSC issued a Removal Action Certification Form. DTSC determined that all appropriate removal/remedial action were completed and that all acceptable engineering practices implemented; however, the Site requires ongoing O&M and monitoring efforts according to the approved 2009 O&M Plan. O&M activities have been performed at the Site pursuant to 2005 I&SE-RAO and 2009 Consent Agreement, which includes annual groundwater monitoring, maintenance of groundwater monitoring systems, inspection and maintenance of the engineered asphalt cap, monitoring and maintenance of settlement monuments and drainage system inspection and maintenance, as well as associated reporting to DTSC. Alternative point of compliance wells have been monitored since 1999 and O&M activities, including post-closure monitoring and maintenance of AOC#1 and AOC#2, have been performed at the Site since February 2007, subsequent to completion of PCBs impacted soils removal and AOC capping activities.

Alternative point of compliance wells consist of five (5) monitoring wells. RMW-2 is located within the limits of the AOC#1 capped area. RMW-4 is located just beyond the southwestern facility boundary. RMW-5 is located to the southwest of the former Facility, south of RMW-4 and approximately 340 ft. from RMW-2. RMW-6 is located just beyond the northwestern facility boundary. RMW-7 is located approximately 320 ft. beyond the south.

Based on the information provided in the 2016 FYR Report, DTSC has concurred with the Non-Governmental Respondents' determination that: (i) the implemented remedy continues to be protective of human health; and (ii) the asphalt cover installed in the AOC#1 is currently preventing surface water infiltration that would promote/enhance percolation of chemical of concerns that may reside/be present in the unsaturated porous media beneath the asphalt cover.

Asphalt cover installed in AOC#2 was rectified to ensure that the remedy functions as intended. The following repairing actions were conducted at AOC#2: (i) placement of seal coat or binder in a gap between the REEC's southern perimeter wall and the ground surface along the AOC#2 northern limits; (ii) cleaning out gravels/vegetation that have been deposited/grown in the culvert outlets that transect the UPRR elevated rail track adjacent to the AOC#2 southern limits; and (iii) resealing the asphalt cover 2.

Groundwater elevations have decreased to levels below the alternative point of compliance (POC) monitoring wells' screens. Since 2014 this has

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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prevented the Non-Governmental Respondents from collecting environmental groundwater samples to determine whether the remedy's objectives of protecting groundwater quality are being met.

Status: CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS
Program Type: STATE RESPONSE
CalEnviroScreen Score: 76-80%
Summary Link: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=19360068

Land Use Restrictions

Site Management Requirements: ASPHALT COVER NOT TO BE DISTURBED WITHOUT APPROVAL
DAY CARE CENTER PROHIBITED
ELDER CARE CENTER PROHIBITED
HOSPITAL USE PROHIBITED
LAND USE COVENANT
NO EXCAVATION OF CONTAMINATED SOILS WITHOUT AGENCY REVIEW AND APPROVAL
NOTIFY AFTER CHANGE OF PROPERTY OWNER
PUBLIC OR PRIVATE SCHOOL FOR PERSONS UNDER 21 PROHIBITED
RESIDENCE USE PROHIBITED
Title: Deed Restriction-UP property
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?cmd=radocuments&global_id=19360068&enforcement_id=6017334
Date Recorded: 11/5/2009

Site Management Requirements: ASPHALT COVER NOT TO BE DISTURBED WITHOUT APPROVAL
DAY CARE CENTER PROHIBITED
ELDER CARE CENTER PROHIBITED
HOSPITAL USE PROHIBITED
LAND USE COVENANT
NO EXCAVATION OF CONTAMINATED SOILS WITHOUT AGENCY REVIEW AND APPROVAL
NOTIFY AFTER CHANGE OF PROPERTY OWNER
NOTIFY DAMAGES TO REMEDY AND MONITORING SYSTEMS UPON DISCOVERY
NOTIFY PRIOR TO SUBSURFACE WORK
PUBLIC OR PRIVATE SCHOOL FOR PERSONS UNDER 21 PROHIBITED
RESIDENCE USE PROHIBITED
Title: Deed Restriction-Rosen's property
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?cmd=radocuments&global_id=19360068&enforcement_id=6009544
Date Recorded: 11/5/2009

Completed Activities

Title: DHS - Preventive Health Services - Report of Investigation
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394235
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 4/1/1981
Comments:

Title: DTSC Letter Review - Stormwater Discharge Control Plan
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394922
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 12/2/1998
Comments:

Title: Rosen's Electric Equipment Company Site: Stormwater Discharges
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394909
Area Name:
Area Link:
Sub Area:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/13/1998				
Comments:						
Title:		REEC - Addendum Clean-up Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394244				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Workplan				
Date Completed:		4/27/1981				
Comments:						
Title:		Removal Action Completion Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=5010827				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Removal Action Completion Report				
Date Completed:		6/11/1996				
Comments:						
Title:		Removal and Remedial Preliminary Assessment				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393979				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		8/1/2000				
Comments:		Approval letter is not available in the Repository File Room				
Title:		California Regional Water Quality Control Board - Los Angeles Region - Non Compliance of Wastewater Discharge				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394225				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/7/1975				
Comments:		Letter issued by California Regional Water Quality Control Board - Los Angeles Region - notifying no compliance on wastewater discharges				
Title:		Transmittal Letter to USEPA - Notification of Residual Presence of PCBs in Soil and Ground Water				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60405515				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/5/2016				
Comments:		Letter issued on 2/5/2016				
Title:		Memorandum - South Coast Air Quality Management District Investigation of Furnace				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394915				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		3/3/1998				
Comments:						
Title:		Monthly Summary Report for May 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393401				
Area Name:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		6/15/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		Underground Storage Tank Case Closure - REEC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394874				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		No Further Action Letter				
Date Completed:		2/6/1997				
Comments:		No Further Action Letter issued by Los Angeles Regional Water Quality Control Board				
Title:		Climate Atlas of United States - June 1968				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393874				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		8/1/1988				
Comments:						
Title:		DTSC Letter - Response to Comments - Public Participation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394900				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		11/6/1997				
Comments:						
Title:		DWR_Bulletin No. 104_Planned Utilization of the Groundwater Basis of Costal Plain of LA County				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393872				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		8/1/1988				
Comments:						
Title:		Public Participation Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393845				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Public Participation Plan / Community Relations Plan				
Date Completed:		7/15/1997				
Comments:		Approval letter is not available in the Repository File Room				
Title:		2013 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390754				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		1/29/2014				
Comments:		During calendar year 2013, inspections were performed at the Site on March 26, June 28, September 10 and December 10. Other activities performed during the 2013 calendar year included groundwater monitoring on March 15 and 16, 2012 and surveying of settlement markers on September 10, 2013. During the groundwater monitoring event in March 2013, only the monitoring well RMW-2 had sufficient				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
					groundwater for purging and sample collection; wells RMW-4 through RMW-7 yielded insufficient water, therefore, they were not able to be sample during this event.	
					Title: Hazardous Material Sample Analysis Request and Analysis Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394887 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Technical Report Date Completed: 8/13/1997 Comments:	
					Title: REEC _ Drainage Plan (Stormwater Polution Prevention Plan) Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394286 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Technical Workplan Date Completed: 5/6/1983 Comments:	
					Title: 5-Year Review Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60352318 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: 5 Year Review Workplan Date Completed: 8/9/2016 Comments: FYR Work Plan was approved on August 9, 2016.	
					Title: Technical Data and Information Gaps Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394390 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Correspondence Date Completed: 7/19/1994 Comments: Letter indicated that DTCS identified areas where there were technical data and information gap which had to be addressed prior to any site mitigation activities were proceeded on the site.	
					Title: Location and Size of Files Involved in the REEC Project Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394382 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Correspondence Date Completed: 9/15/1993 Comments: Letter presented the location and size of files involved with forty subpoena associated with REEC Facility Project	
					Title: Request to Align Groundwater Monitor Program with Other Site Activites Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394857 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Correspondence Date Completed: 4/12/1996 Comments: Request was made in order to assure that the proposed groundwater monitoring activity was undertaken pursuant to the guiding documents (i.e., Health and Safety Plan, Quality Assurance Project Plan and Sampling and Analysis Plan) which were required to be submitted with the RI/FS Workplan	
					Title: Groundwater Monitoring Well Installation - Field Schedule Information Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394352 Area Name:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/7/1991				
Comments:						
Title:		South Coast Air Quality Management District - Permit Renewals				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394878				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		3/3/1997				
Comments:						
Title:		DHS _ PCB Contaminated Soil Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394295				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		12/14/1983				
Comments:						
Title:		Field Change Request				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/6/2007				
Comments:						
Title:		City of Pasadena - Notification of Project Coordinator				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394208				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/2/1996				
Comments:		Letter sent by City of Pasadena on January 2, 1996				
Title:		C2REM Letter - Sampling Status and Availability of Samples				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394917				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/10/1998				
Comments:						
Title:		Monthly Summary Report for December 2005				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393392				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		1/16/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		Request for Documents Related to REEC Facility				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394387				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/13/1994				
Comments:		Letter issued by Morrison & Foerster				
Title:		Additional Site Characterization/Exploratory Boring Work Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60430962				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Site Characterization Workplan				
Date Completed:		8/29/2017				
Comments:						
Title:		2010 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390751				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		1/31/2011				
Comments:		During calendar year 2010, semi-annual site inspections were performed on February 19 and August 30. Other activities performed during the 2010 calendar year included groundwater monitoring on March 24, 2010 and surveying of settlement markers on September 27, 2010.				
Title:		2009 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390750				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		1/11/2010				
Comments:		During calendar year 2009, semi-annual site inspections were performed on February 2 and September 30, with a quarterly drainage inspection performed on November 19, 2009. Other activities performed during the 2009 calendar year included groundwater monitoring on March 4, 2009 and surveying of settlement markers on November 19, 2009.				
Title:		Five-Year Review Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60413987				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		5 Year Review Reports				
Date Completed:		12/22/2016				
Comments:						
Title:		Certification				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=5010822				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Certification				
Date Completed:		11/17/2009				
Comments:		Site was certified.				
Title:		Remedial Planning and Field Investigation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393819				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:		Technical Report				
Date Completed:		4/29/1986				
Comments:		Approval letter is not available in the Repository File Room				
Title:		Proposal for Work Plan for Sampling Concrete Surfaces for PCB Contamination				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394356				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Workplan				
Date Completed:		11/13/1991				
Comments:						
Title:		Fact Sheet # 2				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394199				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Fact Sheets				
Date Completed:		2/1/2001				
Comments:						
Title:		DTSC Letter Review - Draft RI/FS Workplan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394914				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		6/28/2000				
Comments:						
Title:		Administrative Record List				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394912				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		2/6/1998				
Comments:						
Title:		Monthly Summary Report for October 2005				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393384				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		11/15/2005				
Comments:		Approval Letter is not available in the File Room				
Title:		Monthly Summary Report for June 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393403				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		7/17/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		Memorandum - Information on the Drinking Water Wells for the City of Pico Rivera - 1994				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393864				
Area Name:						
Area Link:						
Sub Area:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/16/1994				
Comments:		Memorandum informed status of drinking water wells near REEC site - 1994				
Title:		5-Year Review of Remedial Action - Letter Request				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60405513				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/5/2016				
Comments:		Letter issued on 2/5/2016				
Title:		Notification of Field Sampling and Field Activity				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393453				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		9/6/2005				
Comments:		Letter submitted on September 6, 2005				
Title:		Monthly Summary Report for October 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393412				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		11/15/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		2009 Annual Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60251968				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		9/1/2010				
Comments:		Approved				
Title:		Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390759				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		6/28/2019				
Comments:		Annual Site report is accepted				
Title:		County of Los Angeles_Department of County Engineer_Project Planning and Pollution Control Division _				
Title Link:		Inspection Report				
Area Name:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394240				
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		4/7/1981				
Comments:						
Title:		Annual DTSC Oversight Cost Estimate FY 2017/2018				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60431503				
Area Name:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Annual Oversight Cost Estimate				
Date Completed:		8/18/2017				
Comments:						
Title:		Monthly Summary Report for September 2005				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393382				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		10/17/2005				
Comments:		Approval Letter is not available in the File Room				
Title:		Remedial Action Plan - REEC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394940				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Remedial Action Plan				
Date Completed:		1/10/2002				
Comments:						
Title:		California Regional Water Quality Control Board - Los Angeles Region - NO APPROVAL - Stormwater Discharge and Waste Spillage				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394257				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		3/8/1982				
Comments:						
Title:		Memorandum - Census and Geographical Data - City of Pico Rivera and Montebello				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393862				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/11/1994				
Comments:		Memorandum indicated resident population in cities of Pico Rivera and Montebello				
Title:		Workplan for Investigation to Support Remedial Action Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394979				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Workplan				
Date Completed:		3/28/2003				
Comments:						
Title:		Background Concentration and PEA-based Criteria				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394932				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		2/11/2000				
Comments:						
Title:		DHS Letter Report - PCB Contaminated Soil				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394297	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		3/27/1984				
Comments:						
Title:		2008 Annual Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393441				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		4/15/2008				
Comments:		Approval Letter is not available in the File Room				
Title:		County of Los Angeles_Department of County Engineer - Sanitation Division - Investigation Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394238				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		4/6/1981				
Comments:						
Title:		Toxics Assessment Group - Request of Clarification				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394884				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		7/29/1997				
Comments:						
Title:		DHS - Statement of Facts of Investigation held June 18, 1984				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394321				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		7/1/1984				
Comments:						
Title:		REEC Self Monitoring and Reporting				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394221				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/15/1985				
Comments:		Letter sent on February 15, 1985 - Report is not available in the Repository File Room				
Title:		Rosen's Electric Site: Public Participation Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394882				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/16/1997				
Comments:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title:		City of Pico Rivera - Notice of Violation and Order to Comply				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394224				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		4/2/1975				
Comments:		Notice of Violation issued by the City of Pico Rivera on April 2, 1975. Discharge of industrial waste and failure to submit plant and correct the violations.				
Title:		New Individual for Southern California Edison Company's Sevice of Process				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394400				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		10/4/1995				
Comments:		Letter issued by Southern California Edison Company indicating a new individual for service process				
Title:		Screening Site Inspection Reassessement				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394339				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Site Screening				
Date Completed:		7/13/1990				
Comments:						
Title:		Letter Report - Disposal of PCB Contaminated Soil in Roll-off Bin				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394336				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		9/25/1989				
Comments:						
Title:		Weekly Construction Meeting Minutes				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394355				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		10/17/2006				
Comments:		Submitted document is a meeting minutes. There is no requirement for DTSC approval				
Title:		2015 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60405340				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		4/18/2016				
Comments:						
Title:		Anytical Results EPA Method 8280				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394897				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		11/6/1997				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:						
Title:					Request of Extension	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394403	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Correspondence	
Date Completed:					12/29/1995	
Comments:					City of Anaheim and City of Los Angeles requested extension to discuss the Imminent and Substantial Endangerment Determination and Remedial Action Order	
Title:					Individual Grant Deed _Irvin Rosen	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393316	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Financial Assurance Documentation	
Date Completed:					8/31/1990	
Comments:						
Title:					Notice of Proposed Determination of Non-Compliance with Imminent and Substantial Endangermetn Determination and Remedial Action Order No. I&SE - RAO 05/06-002	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393377	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Letter - Notice	
Date Completed:					12/5/2005	
Comments:					Letter issued on December 5, 2005	
Title:					Designated Project Enginner/Geologist - REEC	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394856	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Correspondence	
Date Completed:					4/12/1996	
Comments:					Fluor Daniel Environmental Services was selected by REEC to act on their behalf as Project Engineer	
Title:					County of Los Angeles - Department of Health Services - Approval of PCB contaminated soil clean-up activities	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394263	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Correspondence	
Date Completed:					5/11/1982	
Comments:					DHS issued an approval letter on May 11, 1982 in regards to clean-up activities of PCB Contaminated Soil	
Title:					REEC Letter - Clean-up Activites Schedule	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394288	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Correspondence	
Date Completed:					6/1/1983	
Comments:					REEC Letter indicating that areas located within property limits will be clean and contaminated soil will be placed into 55-gallon drums	
Title:					Estimated oversight cost 2018-19	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60452796	
Area Name:						
Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Annual Oversight Cost Estimate						
9/28/2018						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Imminent and/or Substantial Endangerment Order						
7/19/2005						
Order Issued.						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Other Report						
5/11/1984						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Termination of O&M Trust Agreement related to DTSC Consent Agreement HSA-CA 08/09-130						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60405708						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Financial Assurance Documentation						
2/10/2016						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
2009 Annual Groundwater Monitoring Report						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60389719						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Operation and Maintenance Report						
2/27/2015						
Draft Document was accept as final. Any discrepancy will be addressed in future monitoring reports						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Monthly Summary Report for July 2006						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393405						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Technical Report						
8/15/2006						
Approval Letter is not available in the File Room						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Technical Workplan						
6/5/2003						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
2000 Groundwater Montioring Report - First Quarter						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393973						
Title:						
Title Link:						
Area Name:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Monitoring Report 6/28/2000 Approval letter is not available in the Repository File Room	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Monthly Summary Report for August 2006 https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393408	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Technical Report 9/15/2006 Approval Letter is not available in the File Room	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Monthly Summary Report for December 2006 https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393416	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Technical Report 1/15/2007 Approval Letter is not available in the File Room	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Uniform Hazardous Waste Manifest https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394251	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Other Report 8/1/1981	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Discovery * Discovery 4/15/1981 FACILITY IDENTIFIED FAC ID LACE CO ENGR. STORAGE & SCRAPING OF TRANSFORM PONDING OF LIQUIDS ON PROPERTY.	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Letter Summary of Meeting Held on November 17, 1994 https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394398	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Correspondence 12/16/1996	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Monthly Summary Report for March 2006 https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393397	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Technical Report 4/17/2006 Approval Letter is not available in the File Room	
Title:					California Hazard Ranking System - Guidance Manual	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393868	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		8/1/1988				
Comments:						
Title:		DHS _Facility Inspection Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394315				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		6/18/1984				
Comments:						
Title:		2016 REEC Annual Site Inspection Report - DTSC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60409840				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Land Use Restriction - Site Inspection/Visit				
Date Completed:		5/31/2016				
Comments:		Report reviewed and approved on May 31, 2016				
Title:		Monthly Summary Report for March 2007				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393423				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		4/16/2007				
Comments:		Approval Letter is not available in the File Room				
Title:		County of Los Angeles - Office of the District Attorney - Decision of not Initiate a Lawsuit -				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394947				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/22/1982				
Comments:						
Title:		Monthly Summary Report for November 2006				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		12/15/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		2008 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393443				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		6/23/2009				
Comments:		Approval Letter is not available in the File Room				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Hazardous Material Sample Analysis Request and Analysis https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394885	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Operations and Maintenance Workplan / Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=5010821	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Operation and Maintenance Plan 9/5/2007 The report details the schedule for maintenance of the cap and groundwater monitoring.	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					EPA TSCA Inspection Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394204	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Technical Report 1/20/1984	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Technical Memorandum No. 1 - Proposed Additional Offsite Soil Sampling https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394936	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Technical Report 6/20/2000	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Hazardous Material Sample Analysis Request and Analysis https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394902	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Other Report 11/13/1997	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Interim Report and Site Mitigation Study Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393831	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Feasibility Study Report 7/12/1990 Approval Letter is not available in the Repository File Room	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Site code Correction to Docket No. HSA-CA 08/09-130 https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60403506	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Amendment - Order/Agreement 12/2/2015 Notification Letter issued on December 2, 2015	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title:		Site Screening				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Site Screening				
Date Completed:		7/28/1993				
Comments:		LA County referred site to DTSC for state oversight on March 3, 1993. The county was responsible for the oversight of investigations over the last three years. The referral is based on the state's experience with GW investigations. Investigations indicate soil contamination as high as 2400 ppm, 17 ppb of PCB degradation products (ie. 1,4 - dichloro- benzene) in GW, and C12-C30 chains of oil as deep as twenty feet bgs in the saturated zone.				
Title:		Response to required Financial Assurance documents				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60392974				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/26/2015				
Comments:		Email sent to Responsible Party addressing submitted questions.				
Title:		REEC Facility Profile Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394213				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		1/7/1991				
Comments:						
Title:		Application for Access to Union Pacific Railroad Property				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394890				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		8/8/1997				
Comments:						
Title:		City of Pico Rivera - Notice of Violation and Order to Comply				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394237				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		4/6/1981				
Comments:		City of Pico Rivera issued a Notice of Violation and Order to Comply : Immediately cease and desist from discharging wastewater to the ground from transformer washing operation				
Title:		DTSC Letter- Current Status Update - Manzanar Action Committee				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394911				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/23/1998				
Comments:						
Title:		South Coast Air Quality Management District - Permit to Operate				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394871				
Area Name:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		11/1/1996				
Comments:						
Title:		TAG Community - Request of Information				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394910				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/14/1998				
Comments:						
Title:		County of Los Angeles_Department of County Engineer_ Site Drainage Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394290				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		8/16/1983				
Comments:		Drainage Plan was not approved. Letter included several comments to be addressed				
Title:		Monthly Summary Report for April 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393399				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		5/15/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		Stormwater Montioring and Site Evaluation Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393975				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		6/1/2000				
Comments:		Approval letter is not available in the Repository File Room				
Title:		REEC Self Monitoring and Reporting				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394289				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		7/18/1983				
Comments:		Letter sent on June 18, 1983 - Report are not available in the Repository File Room				
Title:		30-day Extension to Financial Assurance Request Letter				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60392558				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/11/2015				
Comments:		Email sent to Dean Charles, REEC Project Coordinator – de maximis, inc., allowing a 30-day extension to submit to DTSC documents related to O&M Financial Assurance Requirement. Revised closing date for document submission is June 13, 2015.				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title:		Remedial Investigation / Feasibility Study				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=5010826				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Remedial Investigation / Feasibility Study				
Date Completed:		12/6/2000				
Comments:		The Remedial Investigation showed on-site PCB, dioxin-furan soil contamination; on-site PCB and VOC groundwater contamination; and off-site PCB soil and groundwater contamination. Detailed analysis of alternatives in the Feasibility Study included an asphalt cap, thermal blankets and wells, and excavation.				
Title:		Proposal for Site Investigation to Determine Lateral Extent of Soil Contaminated with PCB				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394350				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/8/1991				
Comments:		Proposal Letter submitted on February 8, 1991. DTSC comments regarding subject letter is not available in the Repository File Room				
Title:		Rosen's Electric Site: Fence and Post				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394860				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/22/1996				
Comments:		Letter informed that the fence and signs met all the requirement of Section 5.1.2 of the I&?SE 95/96-003				
Title:		Draft RI/FS Work Plan - Cover Letter				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394861				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/31/1996				
Comments:		Cover Letter of submitted Draft RI/FS Work Plan prepared by Fluor Daniel Environmental				
Title:		2013 REEC Annual Site Inspection Report				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Land Use Restriction - Site Inspection/Visit				
Date Completed:		10/11/2013				
Comments:		Completed. Capped area in AOC1 is in good shape though drums on site. AOC2 is in bad shape. Clarifer is open. See report				
Title:		REEC Field Sampling Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394217				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		1/9/1998				
Comments:						
Title:		City of Los Angeles - Consumer and Environment Protection Division - Information about Alleging Multiple Violation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394250				
Area Name:						
Area Link:						
Sub Area:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		7/8/1981				
Comments:		Letter issued by County of Los Angeles - Consumer and Environment Protection Division. Letter indicated that there were multiple violations of existing California Code and a lawsuit will be filed against REEC				
Title:		Monthly Summary Report for February 2007				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393420				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		3/15/2007				
Comments:		Approval Letter is not available in the File Room				
Title:		Memorandum of Meeting held on November 17, 1994				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394397				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		11/29/1994				
Comments:		Memorandum of a meeting held on November 17, 1994 among DTSC's representatives and representatives from seven companies or municipalities which sent large numbers of electrical transformers to the REEC Facility.				
Title:		1999 Groundwater Sampling and Analysis Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393965				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Monitoring Report				
Date Completed:		3/12/1999				
Comments:		Approval letter is not available in the Repository File Room				
Title:		Communication that DTSC will be the lead agency for REEC Facility				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394361				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/5/1993				
Comments:		Letter issued by County of Los Angeles - Fire Department				
Title:		California Communities Against Toxics - Request of Information				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394906				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/16/1997				
Comments:						
Title:		Screening Site Inspection Reassessment				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393839				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Preliminary Assessment Report				
Date Completed:		7/13/1990				
Comments:		Subject document recommended (US EPA)Not Further Remedial Action. Subsequent investigation indicated that subject site pose risk to Human Health and the Environment. Envirostor selection reflects information provided in subsequent investigation - further remedial action was requested				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title:		Inspection Warrant - REEC and Affidavit				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394916				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Inspection Warrant				
Date Completed:		3/30/1998				
Comments:						
Title:		Proposition 65 Notification				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394924				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/11/1999				
Comments:						
Title:		County of Los Angeles Department of County Engineer Industrial Waste Division Chemical Analysis of Sample				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394226				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		4/9/1975				
Comments:						
Title:		Transformers sold to REEC that allegedly did not contain mineral oil with PCBs				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394291				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		9/1/1983				
Comments:		Clarification about some transformers that allegedly did not contain mineral oil with PCBs at the time of purchasing transaction. Later REEC was informed that these transformers had mineral oil with PCBs				
Title:		County of Los Angeles Department of County Engineer - Sanitation Division - Investigation Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394276				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		3/30/1983				
Comments:						
Title:		Response to Community Assessment Questionnaire				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394864				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Community Profile				
Date Completed:		7/20/1996				
Comments:						
Title:		Deed Restriction-Rosen's property				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=6009544				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Land Use Restriction				
Date Completed:		11/5/2009				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:		The Rosen's RP group has not reached agreement on the documents.				
Title:		Dioxin and Furan Analyses				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394918				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		8/4/1998				
Comments:						
Title:		REEC Self Monitoring and Reporting				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394285				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/19/1983				
Comments:		Letter sent on April 19, 1983 - Report are not available in the Repository File Room				
Title:		Communication Plan and Coordination Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393380				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Public Participation Plan / Community Relations Plan				
Date Completed:		8/18/2005				
Comments:		Approval letter is not available in the File Room				
Title:		Proposed On-Site Soil Sampling/Leach Testing				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394949				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/10/2002				
Comments:						
Title:		REEC Self Monitoring and Reporting				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394209				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/4/1982				
Comments:		Letter sent on January 4, 1982 - Report is not available in the Repository File Room				
Title:		Monthly Summary Report for January 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393394				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		2/15/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		Remedial Action Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=5010825				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Remedial Action Plan				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Completed:		12/16/2004				
Comments:						
Title:		Limited Access Requirement - REEC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394854				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/4/1996				
Comments:		Letter issued by C2REM				
Title:		DHS - Hazardous Materials Sample Analysis Request				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394281				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		4/8/1983				
Comments:						
Title:		City of Pico Rivera - Notice of Violation and Order to Comply				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394278				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		3/30/1983				
Comments:		Notice of violation indicated that REEC shall immediately cease and desist discharging water to the dirt trench at the east boundary of the property.				
Title:		Response to DTSC Correspondence Dated February 5 2016				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60407713				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		3/31/2016				
Comments:						
Title:		Proposal Sampling Procedure for PCBs in Concrete				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394351				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/28/1991				
Comments:		Proposal Letter submitted on February 28, 1991. DTSC comments regarding subject letter is not available in the Repository File Room				
Title:		Remedial Design				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=6010368				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Design/Implementation Workplan				
Date Completed:		6/30/2006				
Comments:		The Remedial Design which includes excavation shoring design, transportation Plan, and engineered asphalt cap design is approved 6/30/2006.				
Title:		Monthly Summary Report for November 2005				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393390				
Area Name:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		12/15/2005				
Comments:		Approval Letter is not available in the File Room				
Title:		Tribal Cultural Resource Request for Outreach				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60431504				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Work Notice				
Date Completed:		11/13/2017				
Comments:		Tribal consultation occurred on October 25, 2017				
Title:		2015 REEC Annual Site Inspection Report - DTSC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60381226				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Land Use Restriction - Site Inspection/Visit				
Date Completed:		4/6/2016				
Comments:						
Title:		Notification Letter - 2016 Annual Site Inspection				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60409868				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/31/2016				
Comments:		Letter issued on May 31, 2016				
Title:		Operations and Maintenance Trust Agreement - Pinnacle Bank				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60405352				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Financial Assurance Documentation				
Date Completed:		2/10/2016				
Comments:						
Title:		Preliminary Assessment Summary				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393314				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Preliminary Assessment Report				
Date Completed:		1/3/1986				
Comments:						
Title:		Notice of Violation and Directive to Comply				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394320				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		6/22/1984				
Comments:		DHS issued a Notice of Violation as result of an field inspection held on June 18, 1984 which revealed that the subject facility was transporting, storing and disposing hazardous waste in violation of the Hazardous Waste Control Law (Section 25100 et seq H & S code)				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Draft Analytical Results - EPA Method 8280 https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394892	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Final RI/FS Workplan Revisions https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394881	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Other Report 10/17/1997	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Correspondence 4/30/1997	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					UPRR Right of Entry - Draft https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394895	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Other Report 10/20/1997 Only a Draft document is available in the Repository File Room	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					REEC - Investigation Status - Clean-up Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394255	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Technical Report 11/2/1981	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Fact Sheet # 3 - Proposed Cleanup of Soil and Groundwater Monitoring https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394985	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Fact Sheets 10/1/2004	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Monthly Summary Report for January 2007 https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393418	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Technical Report 2/15/2007 Approval Letter is not available in the File Room	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Memorandum - Review of Risk Assessment of RI/FS Workplan https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394870	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Correspondence 10/7/1996	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title:		Addendum to Site Mitigation Feasibility Study				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393823				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		8/22/1991				
Comments:		Approval letter is not available in the Repository File Room				
Title:		Interim Report - Site Mitigation Feasibility Study				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394343				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		3/11/1991				
Comments:						
Title:		DHS - Hazardous Materials Sample Analysis Request				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394305				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		5/12/1984				
Comments:						
Title:		Monthly Summary Report for August 2005				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393388				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		9/15/2005				
Comments:		Approval letter is not available in the File Room				
Title:		Response to Request to a Meeting - November 17, 1994				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394393				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		11/4/1994				
Comments:		Latham & Watkins Letter identifying personnel that will attend the meeting on November 16, 1994.				
Title:		2016 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390757				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		2/16/2017				
Comments:						
Title:		Notice - Draft Consent Order for REEC Site				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393859				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		4/10/1995				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:		Notice letter sent to several responsible parties - April 7 and 10, 1995				
Title:		Notification of Imminent or Substantial Endangerment to the Public Health or to the Environment				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393881				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		10/28/1994				
Comments:		Letter sent to several responsible parties indicating immediate attention required				
Title:		Project Coordinator and Project Engineer Designation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393447				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		11/3/2009				
Comments:		Letter submitted on November 3, 2009				
Title:		County of Los Angeles_Department of County Engineer_Project Planning and Pollution Control Division _Industrial Waste Survey				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394231				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		3/5/1976				
Comments:						
Title:		2011 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390752				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		1/10/2012				
Comments:		During calendar year 2011, site inspections were performed on February 25, May 27, September 2 , and November 22. Other activities performed during the 2011 calendar year included groundwater monitoring on March 17 and 18, 2011 and surveying of settlement markers on September 14, 2011.				
Title:		TAG Community Comment - RI/FS Workplan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394889				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		8/15/1997				
Comments:						
Title:		2014 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60395390				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		12/2/2015				
Comments:						
Title:		Request for Extension for Installation of Groundwater Monitoring Wells				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394347				
Area Name:						
Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/14/1991				
Comments:		Reasons for the request was explained during scoping meeting held on January 8, 1991				
Title:						
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393445				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		1/30/2006				
Comments:		Approval Letter is not available in the File Room				
Title:						
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393358				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		8/4/2005				
Comments:		Several letters were submitted to DTSC informing that Dean Charles was designated as Project Coordinator.				
Title:						
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=6009545				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation & Maintenance Order/Agreement				
Date Completed:		10/30/2009				
Comments:		O & M Agreement signed which includes Trust Agreement for "Non-governmental parties" to fund O & M.				
Title:						
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393448				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		11/29/2007				
Comments:		Letter submitted on November 29, 2007				
Title:						
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394946				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		10/23/2000				
Comments:						
Title:						
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60405514				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/5/2016				
Comments:		Letter issued on 2/5/2016				
Title:						
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394326				
Area Name:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		8/5/1986				
Comments:		Letter provided comments in regards to a call from REEC indicating concerns about Site Inspection Report, dated June 16, 1986.				
Title:		Fact Sheet # 1 - Remedial Investigation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394201				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Fact Sheets				
Date Completed:		7/1/1997				
Comments:						
Title:		Rosen's Electric Site: Public Participation Activities				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394863				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		7/3/1996				
Comments:		Letter presented the revised final version of community survey letter and questionnaire in English and Spanish				
Title:		Request for a Metting of Potentially Responsible Parties				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394353				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		10/17/1991				
Comments:		Letter sent to all PRP on October 17, 1991				
Title:		Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60398129				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		7/17/2018				
Comments:						
Title:		Response to Cal-EPA Comments - RI/FS Workplan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394875				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/14/1997				
Comments:						
Title:		DTSC Letter Review - RI/FS Workplan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394873				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/15/1997				
Comments:						
Title:		EPA Cover Letter - Inspection Report C(86)C125 - report was prepared by Ecology and Environment under				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		contract to the EPA https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394327				
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		REEC - Stormwater Maintenance Activities https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394271 Correspondence 8/4/1986 Subject Report is not available in the Chatsworth Repository File Room				
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		REEC Hazardous Materials Survey https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394233 Other Report 3/30/1981				
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		Annual Site Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390758 Operation and Maintenance Report 6/21/2018				
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		California Hazardous Waste Manifest https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394246 Other Report 4/30/1981				
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		New Project Coordinator for Non-Governmental Respondents https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394404 Correspondence 12/29/1995 Latham & Watkins was designated as Project Coordinator for Rosen's Electrical Equipment Company, Southern California Edison Company, Sacramento Municipal Utility District, Pacific Gas and Electric Company, Aaron Berman Steel Company and San Diego Gas and Electric Company				
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type:		County of Los Angeles - Fire Department - Possible Employee Exposure to PCBs https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394359 Correspondence				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Completed: Comments:		2/7/1992				
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					REEC Self Monitoring and Reporting https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394266 Correspondence 6/30/1982	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Intergovernmental Agency Consultation Request Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393981 Technical Report 12/1/2000 Approval letter is not available in the Repository File Room	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					DHS Cover Letter - Ecological and Environment Site Inspection Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394328 Correspondence 9/17/1986 Ecological and Environment Site Inspection Report is not available in the Chatsworth File Room	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					REEC Self Monitoring and Reporting https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394302 Correspondence 4/9/1984 Letter sent on April 9, 1984. Self Monitoring and Reporting is not available in the Repository File Room	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					2011 Annual Groundwater Monitoring Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60389711 Operation and Maintenance Report 7/8/2011 RP did not submit a revised report accordingly to DTSC letter request	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					DHS - Laboratory Analysis Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394324 Technical Report 7/13/1984	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link:					Calsites Profile Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394388	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:		Other Report				
Date Completed:		6/16/1994				
Comments:						
Title:		Imminent and Substantial Endangerment Order and Consent Order - REEC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393886				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Imminent and/or Substantial Endangerment Order				
Date Completed:		2/26/1996				
Comments:		Consent Order between REEC and DTSC only				
Title:		2014 Annual Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393460				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		5/30/2014				
Comments:		Approval Letter is not available in the File Room				
Title:		County of Los Angeles_Department of County Engineer_Project Planning and Pollution Control Division _				
Title Link:		Chemical Analysis Request				
Area Name:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394293				
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		12/9/1983				
Comments:						
Title:		Project Engineer Designation				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/15/2005				
Comments:		Approval Letter is not available in the File Room				
Title:		Memorandum - Accessibility of REEC Site				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393863				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/23/1994				
Comments:		Memorandum described site accessibility				
Title:		Request for Historical and Current Manifesting Information				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394891				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		9/30/1997				
Comments:						
Title:		Project Geologist Designation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393379				
Area Name:						
Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		8/18/2005				
Comments:		Letter submitted on August 18, 2005				
Title:		Memorandum - Groundwater Sampling and Analysis Report				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/19/1999				
Comments:						
Title:		DTSC Letter - Stormwater Discharge				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394927				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		8/5/1999				
Comments:						
Title:		Proposal of Remedial Plan for Containment of Oil along driveway				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394248				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Workplan				
Date Completed:		6/17/1981				
Comments:						
Title:		Removal Action Certification Form				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393454				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Certification				
Date Completed:		6/15/2010				
Comments:		Removal Action Certification Form was signed on June 15, 2010				
Title:		Response to Cal-EPA Request for Background Information				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394362				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		7/12/1993				
Comments:		Letter sent on July 12, 1993 by Ralph Stone Company				
Title:		Quarterly Progress Report No. 02				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394868				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		7/26/1996				
Comments:						
Title:		County of Los Angeles_Department of Industrial Relation - Division of Occupation Safety and Health - Complaint of Unsafe Condition				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394242				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		4/7/1981				
Comments:						
Title:		Annual DTSC Oversight Cost Estimate FY2015_2016				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60400322				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Annual Oversight Cost Estimate				
Date Completed:		9/10/2015				
Comments:		cost estimate completed				
Title:		REEC Self Monitoring and Reporting				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394323				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		7/6/1984				
Comments:		Letter sent on July 6, 1984. Subject report is not available in the Repository File Room				
Title:		2006 Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393449				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		12/22/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		County of Los Angeles_Department of County Engineer_Project Planning and Pollution Control Division _				
Title Link:		Inspection Report				
Area Name:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394283				
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		4/15/1983				
Comments:						
Title:		Photograph Records				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393825				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		8/25/1993				
Comments:		Document does not require an approval letter				
Title:		City of Los Angeles - Office of the City Attorney - Review of Documents				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394978				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/11/2003				
Comments:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Revised Public Participation Plan https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394983	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Geotechnical Investigation and Development of Recommendations for Temporary Excavations Adjacent to Railroad Line https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393318	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Technical Report 8/13/2003 Approval Letter is not available in the File Room	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Dioxin and Furand Analytical Report - https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394211	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Other Report 1/5/1998	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					LUC Inspection Site Visit	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Land Use Restriction - Site Inspection/Visit 5/19/2010	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Deed Restriction-UP property https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=6017334	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Land Use Restriction 11/5/2009	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					DTSC Approval Letter - RI/FS Workplan https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394880	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Correspondence 4/22/1997	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					2010 Annual Groundwater Monitoring Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60389705	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Operation and Maintenance Report 5/20/2010	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:						
Title:					2017 REEC Annual Site Inspection Report	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60413991	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Land Use Restriction - Site Inspection/Visit	
Date Completed:					12/4/2017	
Comments:					Activity completed on December 4, 2017	
Title:					DHS - Letter Notice of Violation and Directive to Comply	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394301	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Letter - Notice	
Date Completed:					4/9/1984	
Comments:					Inspection revealed storage waste capacitors in violation of the Hazardous Waste Control Law	
Title:					Remedial Action Implementation	
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Fieldwork	
Date Completed:					2/9/2007	
Comments:					PCB contaminated soil excavated to 20 feet. Six thousand five hundred tons of PCB contaminated soil was excavated and disposed to Kettleman Hills disposal facility. Five thousand gallons of PCB and 1,1-DCE wash water was soil also removed from site. Engineered asphalt cap placed on the southeast corner of the Rosen's property and also on Union Pacific Railroad property.	
Title:					Remedial Action Completion Report	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=6011912	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Remedial Action Completion Report	
Date Completed:					9/5/2007	
Comments:					The report details the remediation activities which included excavation and off-site disposal of PCB-contaminated soil and placement of engineered caps on the southeastern portion of the Rosen's property and also on the Union Pacific railroad property adjacent to Rosen's.	
Title:					Notice of Proposed Determination of Noncompliance with Order I&SE 95/96-003	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394928	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Letter - Notice	
Date Completed:					11/9/1999	
Comments:						
Title:					Soil Contamination on Union Pacific Railroad Property Adjacent to REEC	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394207	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Correspondence	
Date Completed:					2/24/2000	
Comments:					Letter sent to UPRR notifying that soil adjacent to REEC along UPRR rail track has been characterized as impacted with PCBs	
Title:					Proposal of Supplemental Site Investigation - Cover Letter	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394345	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		11/21/1990				
Comments:		Ralph Stone Cover Letter - Subject Site Investigation is not available in the Repository File Room				
Title:		IS&E Order				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=5010829				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Unilateral Order (I/SE, RAO, CAO, EPA AO)				
Date Completed:		12/22/1995				
Comments:		After extensive efforts to negotiate a consent order were not successful, DTSC issued an imminent and substantial endangerment determination and remedial action order for the Rosen's Electrical Equipment Company Site.				
Title:		Supplemental Data - Laboratory Analysis				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394330				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		4/6/1989				
Comments:						
Title:		Site Assessment and Mitigation Work Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394334				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Workplan				
Date Completed:		2/1/1990				
Comments:						
Title:		2013 Annual Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393971				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		5/31/2013				
Comments:		Approval letter is not available in the Repository File Room				
Title:		Monthly Summary Report for April 2007				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393425				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		5/15/2007				
Comments:		Approval Letter is not available in the File Room				
Title:		Hazardous Substance Information Request Addendum				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393848				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Information Request Letter				
Date Completed:		12/2/1993				
Comments:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title:		2012 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390753				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		1/23/2013				
Comments:		During calendar year 2012, inspections were performed at the Site on February 23, September 28, and December 28. Other activities performed during the 2012 calendar year included groundwater monitoring on March 15 and 16, 2012 and surveying of settlement markers on September 18, 2012.				
Title:		Notice of Proposed Determination of Non-Compliance with Order I&SE 95/96-003				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394948				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		12/11/2001				
Comments:						
Title:		Well Installation Workplan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60431516				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Well Installation Workplan				
Date Completed:		5/25/2018				
Comments:						
Title:		Annual DTSC Oversight Costs Estimate FY 2016/2017				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60418226				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Annual Oversight Cost Estimate				
Date Completed:		9/29/2016				
Comments:						
Title:		REEC Refuses to Cleanup Property Pursuant to I&SE Order 95/96-002				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394923				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/6/1999				
Comments:						
Title:		Memorandum - Review of HASP of RI/FS Workplan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394862				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		6/19/1996				
Comments:						
Title:		DHS - Hazardous Materials Sample Analysis Request				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394317				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:		Other Report				
Date Completed:		6/18/1984				
Comments:						
Title:		Consent Order				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Consent Order				
Date Completed:		2/26/1996				
Comments:		A consent order was signed between DTSC and 9 of the 10 PRPs for the site. The I&S/E Order was recinded for all those signing the consent order. The I&S/E order remains in effect for the 1 PRP not signing.				
Title:		Ralph Stone Cover Letter - Status Report for Investigation and Cleanup of Contaminated Soils				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394346				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/26/1990				
Comments:		Letter Report submitted on December 26, 1990				
Title:		2012 Annual Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60303249				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		9/13/2012				
Comments:		Reviewed & Sent out.				
Title:		Groundwater Contamination on and Adjacent to REEC Facility				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394206				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/24/2000				
Comments:		Letter sent to several state agencies notifying that groundwater has been impacted with PCB on and adjacent to REEC Facility				
Title:		Latham & Watkins Letter - Field Activities Adjacent to REEC Site				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394921				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		8/25/1998				
Comments:						
Title:		Memorandum of Meeting held on December 1, 1994				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394394				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/9/1994				
Comments:		Memorandum of a meeting held on December 1, 1994 among DTSC's representatives, Mr. William Rosen and two attorneys form Latham & Watkins acting as his counsel.				
Title:		Discussion with RWQCB Regarding Transfer Oversight Responsibility				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394360				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/10/1992				
Comments:		Letter indicated concerns in regards to proposal changes in oversight responsibility				
Title:		Los Angeles County DHS - Supplemental Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394253				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		11/1/1981				
Comments:						
Title:		CEQA				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=5016507				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		CEQA - Initial Study/ Neg. Declaration				
Date Completed:		12/16/2004				
Comments:		The RAP includes excavation of 4,000 cu. yds. of PCB-contaminated soil, cap, deed restriction, ground water monitoring - Public comments were addressed. An Initial Study, Negative Declaration, and De Minimus Finding were completed for this PCB-contaminated site. No comments on the draft Negative Declaration were received.				
Title:		REEC Letter - Submission of Stormwater Contingency Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394228				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/16/1975				
Comments:		REEC sent to the Los Angeles County, Department of County Engineer, Pollution Control Division, a stormwater collection system plan. Subject plan is not available in the Repository File Room				
Title:		Request for Approval - Groundwater Monitoring Well Installation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394904				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Well Installation Workplan				
Date Completed:		1/29/1998				
Comments:						
Title:		Extension Request for Field Sampling Event				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393452				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		9/1/2005				
Comments:		Letter submitted on November 1, 2005				
Title:		2006 Annual Groundwater Report - September				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393983				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Monitoring Report				
Date Completed:		12/1/2006				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:		Approval letter is not available in the Repository File Room				
Title:		DTSC Letter - Response to TAG Comments				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394894				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		10/30/1997				
Comments:						
Title:		Quarterly Progress Report No. 01				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394858				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		4/30/1996				
Comments:						
Title:		Rosens Electrical Equipment O&M Financial Assurance				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60388290				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Financial Assurance Documentation				
Date Completed:		11/18/2015				
Comments:						
Title:		DTSC Letter - Risk Assessment Issues				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394931				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/2/2000				
Comments:						
Title:		California Hazardous Waste Manifest				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394258				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		5/6/1982				
Comments:						
Title:		Monthly Summary Report for September 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393410				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		10/16/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		DTSC Letter - Oversight Costs				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394920				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Completed:		8/14/1998				
Comments:						
Title:		Additional Site Characterization/Exploratory Boring Adjacent to RMW-2				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60431518				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Fieldwork				
Date Completed:		12/8/2017				
Comments:		Field activity completed on December 8, 2017				
Title:		City of Anaheim Notification Letter of Project Coordinator				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394210				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/5/1996				
Comments:		Letter sent by City of Anaheim on January 5, 1996 indicating new project coordinator				
Title:		Confirmation that DTSC agreed to negotiate an agreement				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394399				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/21/1995				
Comments:		Letter sent by Latham & Watkins indicating that DTSC agreed to give the parties named by the Department in the draft Order until may 23, 1995 to negotiate an agreement with the Department for the subject activities.				
Title:		Designated Project Coordinator - REEC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394853				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		3/18/1996				
Comments:		Letter issued by C2REM				

43	5 of 8	SE	0.25 / 1,316.27	180.46 / -26	8226 WHITTIER BLVD PICO RIVERA CA 90660	HMS LA
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Site No: 005083
Area: 1L

Detail Info

Permit No:	000008057	Permit Status Code:	CLOS
Permit Cat Desc:	Industrial Waste Permit	Permit Category:	I
Status Code:	CLOS	File No:	I05275
Status Desc:	Permit Closed	File Name:	ROSENS ELECTRICAL EQUIPMENT CO
Permit Status Desc:	Permit Closed		
Permit Type:	09		
Permit Type Desc:	Operating Industrial Waste Permit - Offsite		

Detail Info

Permit No:	00003045T	Permit Status Code:	REM
Permit Cat Desc:	Underground Storage Tank	Permit Category:	T
Status Code:	REM	File No:	005275

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Status Desc:	Equipment Removed				File Name:	ROSENS ELECTRICAL EQUIPMENT CO
Permit Status Desc:	Equipment Removed					
Permit Type:	0					
Permit Type Desc:	Underground Storage Tank Operating Permit					

[43](#) 6 of 8 SE 0.25 / 1,316.27 180.46 / -26 ROSEN'S ELECTRICAL EQUIPMENT 8226 E. WHITTIER BLVD. PICO RIVERA CA 90660 HWSS CLEANUP

Estor/EPA ID: 19360068
Site Code: 300369, 301279
Status Date: 5/11/2021
Nat Priority List: NO
Program Type: STATE RESPONSE
Cal Enviro Score: 76-80%
Acres: 2 ACRES
Assembly District: 58
Senate District: 32
School District:
APN: 6348-021-006, 6348021006
Status: CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS
Cleanup Status: CERTIFIED / OPERATION & MAINTENANCE AS OF 5/11/2021
Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
Site Type: STATE RESPONSE OR NPL
Special Program:
Cause of Contamination: EQUIPMENT/INSTRUMENT REPAIR, JUNKYARD, RECYCLING - OTHER, RECYCLING - SCRAP METAL, TRANSFORMER REPAIR
Potential Media Affected: AQUIFER USED FOR DRINKING WATER SUPPLY AFFECTED, SOIL
Summary URL: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=19360068
Press Contact:
Potential Contaminants:

DIOXIN (AS 2,3,7,8-TCDD TEQ)
 POLYCHLORINATED BIPHENYLS (PCBS)
 VOLATILE ORGANICS (8260B VOCS)

Site History:

The property is located at 8226 East Whittier Boulevard in Pico Rivera, California, bounded by Whittier Boulevard on the north, Van Norman Road on the west, the Union Pacific Railroad (UPRR) 12-15-foot elevated tracks on the south.

The Site is largely flat, at an elevation of approximately 170 feet above mean sea level, in an urbanized alluvial plain in the Los Angeles Basin. The Site is surrounded to the west and south by industrial facilities and to the north by small business, residences and a church.

From 1948 to the 1980s, REEC and its predecessor(s) reclaimed copper from the cores of used electrical transformers. Used old or surplus transformers were obtained from entities, including but not limited to, utility companies, municipalities and the federal government. On occasion, oils from transformers were released into the environment as the transformers were handled, reclaimed and/or stored. Because of operations at the former facility, surface and subsurface soils were impacted with hazardous wastes such as polychlorinated biphenyls (PCBs), petroleum hydrocarbons, volatile organic compounds (VOCs), metals, dioxins and furans. These compounds were found in different matrix media as result of waste discharge to the surface. Previously investigations performed at the former Facility associated the presence of these compounds in different matrix media to oils from transformers formerly serviced at the site, maintenance activities and fugitive dust from on-site furnaces used to remove materials from recyclables.

Transformers were handled and stored on and adjacent to the former unpaved area located in the southeastern quadrant of the former Facility. Recycling furnaces were located approximately 70 feet (ft.) from the southeastern quadrant of the former Facility. REEC relocated its operation from the Site in 2008. On or about July 6, 2010, the REEC's property was sold to Whittier Pine LLC by TC Pan (Whittier Pine LLC) and leased to Pacific Eagle Construction Supply Inc. (Pacific Eagle). Currently, the Site is used as a storage yard and staging area.

Site Regulatory History Regarding to the Presence of PCBs at the Site:

- From April 2, 1975 to March 30, 1983, City of Pico Rivera issued three Notices of Violations and Orders to Comply to the facility.
- On April 7, 1975, Los Angeles Regional Water Quality Control Board (LARWQCB) notified REEC that discharges of water used to cool transformers during copper recovery operations into an adjacent drainage ditch was not in accordance with the California Water Code.
- On April 6, 1981, Department of County Engineer – Facilities Sanitation Division issued an investigation report that wastewater from transformer washing operation was been discharged to the ground.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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- On July 8, 1981, County of Los Angeles, Office of the District Attorney, Consumer and Environment Protection Division, notified the facility that the County of Los Angeles would file a lawsuit against REEC due multiple violations of Section 17200 of the California Business and Professions Code and have indicated that soil samples collected at the facility reported concentrations of PCBs ranging from 92 to 21,000 mg/kg.
 - On January 10, 1984, USEPA, Region 9, issued a Toxic Substances Control Act (TSCA) PCB Investigation Report. The report indicated potential violations according to 40 CFR 761.180, since no annual document had been prepared for 1981, 1982 and 1983 covering shipments of PCB-contaminated soil and PCB capacitors.
 - On March 27, 1984, County of Los Angeles, Department of Health Services issued a letter directing the facility to comply with California Health and Safety Code (HSC) sections 25189 and 25191.
 - On June 22, 1984, State of California- Health and Welfare Agency, Department of Health Services issued a Notice of Violation and Directive to Comply to the facility.
 - On January 1986, State of California- Health and Welfare Agency, Department of Health Services issued a Preliminary Assessment Summary. This document indicated that was unknown whether the Site had been adequately assessed for removal of contaminated soils. Off-site subsurface contamination was assessed as potentially extensive because of the facility's historical discharges of wastewater into the unlined Arroyo Ditch.
 - On June 17, 1986, Ecology and Environment performed a site inspection under USEPA contract no. 68-01-6692. Inspection recommendations included referral of the Site to the United States Environmental Protection Agency (USEPA)'s enforcement section for possible TSCA violations, and referral to the local Health Department for additional sampling activities.
 - On May 5, 1993, DTSC assumed lead agency status for REEC facility based on the fact there is known groundwater contamination and LARWQCB refused to accept oversight alleging that the environmental concerns at the subject property was more related to exposures and potential risk from soil and equipment contaminations, not groundwater concerns.
 - On February 2, 1996, DTSC issued an Imminent and Substantial Endangerment Determination and Order and Remedial Action Order's (I&SE-RAO), Docket No. I&SE-RAO 05/06-002 to the Respondent (REEC). The purpose of this Order was to ensure that any release or threatened release of hazardous substances to the air, soil, surface water and ground water at or from the Site would be thoroughly investigated and that a plan to take appropriate removal/remedial actions would be prepared. DTSC alleged that the Responsible Party (REEC) and several other parties were potentially responsible for the contamination of the Site.
 - From August 1997 through August 1999, a formal remedial investigation (RI) was conducted at the Site. Results from the RI indicated that the lateral and vertical extent of PCBs-impacted soil in the former unpaved area in the southeast quadrant was consistent with localized releases from previous operations at the facility. Released oil containing PCBs locally infiltrated the former unpaved area and seeped vertically into the deeper sandy soil vadose zone. The RI data indicated that the vertical distribution of PCBs with concentrations above 10 mg/kg extended to 60 feet below grade surface (bgs) near monitoring well RMW-2 and boring BD-1 (later converted into monitoring well RDW-1). The presence of PCBs in the porous media at a depth below the ground water was interpreted in the RI as result of past spills at periods of deep groundwater levels, due to recurrent groundwater piezometric elevation fluctuations, consequently, promoting a large smear profile area and inducing downward vertical transport of PCBs.
 - The final Remedial Investigation/Feasibility Study (RI/FS) Report was submitted to the DTSC in October 1999, and was approved by the DTSC on June 18, 2000. A Remedial Action Plan (RAP) was submitted to DTSC in August 2003. The remedial actions proposed in the RAP included excavation and removal of PCB contaminated soils beneath specific areas of the Site, installation of an engineered cap, placement of a deed restriction on the property where contamination would be left in place at levels that prevent unrestricted use, and groundwater monitoring. The chosen remedy was implemented on both facility's area of concerns (AOC)#1 (the south-central portion of the former unpaved area located in the southeast corner of the Facility) and AOC#2 (along a surface drainage path adjacent to the south of the REEC's property within the railroad right-of-way). The RAP was approved by DTSC on December 16, 2004.
 - On July 19, 2005, DTSC issued an I&SE-RAO, Docket No. I&SE-RAO 95/96-002, to the Respondents: REEC, Aaron Berman, an individual, Berman Steel Company, Pacific Gas and Electric Company, Southern California Edison Company, San Diego Gas and Electric, City of Anaheim, City of Los Angeles Department of Water and Power, City of Pasadena Water and Power Department, Sacramento Municipal Utility District and United States of America, by and through the Defense Logistics Agency. The Order determined that the Respondents must continue interim groundwater monitoring in accordance with DTSC's approved RAP, furnishing a Public Participation Plan, provide a Remedial Design (RD) describing in detail the technical and operational plans for implementation of the Final RAP, implementation of Final RAP, O&M requirements in accordance with the Final RAP and Five-Year Review to review and reevaluate the remedial action after a period of 5 years from the date of completion and every 5 years thereafter.
- Because the Site will remain as an industrial parcel for foreseeable future, the Non-Governmental Respondents selected soil excavation of impacted soils at the two areas of concerns, off-site disposal of the unearthed soil materials to permitted facility(s) (landfill), installation of an engineering cap on both areas of concerns (AOCs), placement of a deed restriction on the properties where contamination will be left in place to allow oversight access to conduct groundwater monitoring and restrict beneficial end use. Additionally, long term post-closure groundwater monitoring and maintenance of AOC#1 and AOC#2 engineering caps were recommended to preclude unacceptable impacts to groundwater quality.
- The RAP was implemented from September 2006 through February 2007 and involved the removal and off-site disposal of some of the contaminated soil to permitted facility(s) (landfill). Both AOC#1 and AOC#2 excavation areas were backfilled with clean fill to meet requirements set forth on October 2001 DTSC's fact sheet "Information Advisory – Clean Fill Material", and covered with engineered surface cap.

Following excavation and back filling with clean soil, areas designed as AOCs were covered with an impermeable engineering cap. Final Closure Report was submitted to DTSC in April 2007 and approved in September 2007.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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According to 2007 Final Closure Report, construction of AOC#1 engineered cap included final site grading, placement of cap foundation layer, base layer, and asphalt cover and associated drainage structures. Prior to placement of low permeability asphalt material at the areas of concern, a test batch was conducted at the asphalt batch plant and tested for conformance with the design mix and performance specifications. Testing results indicated that batch material met the performance for permeability, but had a lower than desired structural stability. Further, due to narrow space availability for construction within AOC#2, an alternate approach for achieving the cap permeability requirements was implemented. As a result, a double-coat pavement seal was placed over the low permeability mix asphalt in AOC#2. It was assumed that due to AOC#2 is in a non-traffic area, the seal coat would not experience any wear from point surface loads, such as vehicles.

- On October 12, 2009, a Covenant to restrict the use of a limited portion of former REEC property was made by and between Boardwalk Company, LLC (previous Site Owner) and DTSC pursuant to Civil Code section 1471. The restricted areas were located in the areas now generally bounded by a drainage ditch on the east, the northern boundary of the transformer repair building on the north, the machine shop on the west, and the UPRR's Right of Way on the south, containing the area referred to as AOC#.

- On October 28, 2009, a Covenant to restrict the use of property was made by and between the UPRR and DTSC pursuant to Civil Code section 1471. The property is a portion of Covenantor's railroad Right of Way, which is also generally describes as Los Angeles County Assessor's Parcel No. 6348-021-807, containing the area referred to as AOC#2.

- On November 30, 2009, DTSC, Non-Governmental Respondents, Local Governmental Respondents, and Federal Governmental Respondent entered into an Operation and Maintenance Consent Agreement (Consent Agreement), Docket No. HAS-CA 08/09-130, pursuant to HSC sections 25355.59a)(1) (C), 58009, and 58010, and sections 113(f)(2) and 113(f)(3)(B) of Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The Consent Agreement directed that the Non-Governmental Respondent shall be responsible for carrying out all activities and obligations determined in the O&M Plan that was submitted to DTSC in April 2007 and approved in September 5, 2007. Among the scheduled activities listed in the O&M Plan; ground water shall be monitored annually; groundwater wells (alternative point of compliance wells) shall be inspected semi-annually; final cover shall be inspected quarterly in the first year, semi-annually in the second and third years, and from the fourth year forward, annually; drainage system inspection shall be conducted on a quarterly basis; and the Non-Governmental Respondents shall review and reevaluate the remedial action after a period of 5 years from the date of completion and every 5 years thereafter.

- On June 15, 2010, DTSC issued a Removal Action Certification Form. DTSC determined that all appropriate removal/remedial action were completed and that all acceptable engineering practices implemented; however, the Site requires ongoing O&M and monitoring efforts according to the approved 2009 O&M Plan. O&M activities have been performed at the Site pursuant to 2005 I&SE-RAO and 2009 Consent Agreement, which includes annual groundwater monitoring, maintenance of groundwater monitoring systems, inspection and maintenance of the engineered asphalt cap, monitoring and maintenance of settlement monuments and drainage system inspection and maintenance, as well as associated reporting to DTSC. Alternative point of compliance wells have been monitored since 1999 and O&M activities, including post-closure monitoring and maintenance of AOC#1 and AOC#2, have been performed at the Site since February 2007, subsequent to completion of PCBs impacted soils removal and AOC capping activities.

Alternative point of compliance wells consist of five (5) monitoring wells. RMW-2 is located within the limits of the AOC#1 capped area. RMW-4 is located just beyond the southwestern facility boundary. RMW-5 is located to the southwest of the former Facility, south of RMW-4 and approximately 340 ft. from RMW-2. RMW-6 is located just beyond the northwestern facility boundary. RMW-7 is located approximately 320 ft. beyond the south.

Based on the information provided in the 2016 FYR Report, DTSC has concurred with the Non-Governmental Respondents' determination that: (i) the implemented remedy continues to be protective of human health; and (ii) the asphalt cover installed in the AOC#1 is currently preventing surface water infiltration that would promote/enhance percolation of chemical of concerns that may reside/be present in the unsaturated porous media beneath the asphalt cover.

Asphalt cover installed in AOC#2 was rectified to ensure that the remedy functions as intended. The following repairing actions were conducted at AOC#2: (i) placement of seal coat or binder in a gap between the REEC's southern perimeter wall and the ground surface along the AOC#2 northern limits; (ii) cleaning out gravels/vegetation that have been deposited/grown in the culvert outlets that transect the UPRR elevated rail track adjacent to the AOC#2 southern limits; and (iii) resealing the asphalt cover 2.

Groundwater elevations have decreased to levels below the alternative point of compliance (POC) monitoring wells' screens. Since 2014 this has prevented the Non-Governmental Respondents from collecting environmental groundwater samples to determine whether the remedy's objectives of protecting groundwater quality are being met.

Completed Activities

Area Name:

Area URL:

Sub Area:

Sub Area URL:

Title: Estimated oversight cost 2018-19
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60452796

Document Type: Annual Oversight Cost Estimate

Activity Type: Completed Activities

Date Completed: 9/28/2018

Comments:

Area Name:

Area URL:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
Annual DTSC Oversight Cost Estimate FY 2017/2018 https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60431503 Annual Oversight Cost Estimate Completed Activities 8/18/2017						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
DWR_Bulletin No. 104_Planned Utilization of the Groundwater Basis of Costal Plain of LA County https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393872 Technical Report Completed Activities 8/1/1988						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
Transformers sold to REEC that allegely did not contain mineral oil with PCBs https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394291 Correspondence Completed Activities 9/1/1983 Clarification about some transformers that allegedly did not contain mineral oil with PCBs at the time of purchasing transaction. Later REEC was informed that these transformers had mineral oil with PCBs						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
City of Pico Rivera - Notice of Violation and Order to Comply https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394224 Letter - Notice Completed Activities 4/2/1975 Notice of Violation issued by the City of Pico Rivera on April 2, 1975. Discharge of industrial waste and failure to submit plant and correct the violations.						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
California Hazardous Waste Manifest https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394258 Other Report Completed Activities 5/6/1982						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
California Hazardous Waste Manifest https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394246 Other Report Completed Activities 4/30/1981						
Area Name:						
Area URL:						
Sub Area:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area URL:						
Title: County of Los Angeles Department of County Engineer - Sanitation Division - Investigation Report						
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394238						
Document Type: Other Report						
Activity Type: Completed Activities						
Date Completed: 4/6/1981						
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title: Proposal for Work Plan for Sampling Concrete Surfaces for PCB Contamination						
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394356						
Document Type: Technical Workplan						
Activity Type: Completed Activities						
Date Completed: 11/13/1991						
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title: Proposal Sampling Procedure for PCBs in Concrete						
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394351						
Document Type: Correspondence						
Activity Type: Completed Activities						
Date Completed: 2/28/1991						
Comments: Proposal Letter submitted on February 28, 1991. DTSC comments regarding subject letter is not available in the Repository File Room						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title: Request for Extension for Installation of Groundwater Monitoring Wells						
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394347						
Document Type: Correspondence						
Activity Type: Completed Activities						
Date Completed: 1/14/1991						
Comments: Reasons for the request was explained during scoping meeting held on January 8, 1991						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title: Ralph Stone Cover Letter - Status Report for Investigation and Cleanup of Contaminated Soils						
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394346						
Document Type: Correspondence						
Activity Type: Completed Activities						
Date Completed: 12/26/1990						
Comments: Letter Report submitted on December 26, 1990						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title: REEC Self Monitoring and Reporting						
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394221						
Document Type: Correspondence						
Activity Type: Completed Activities						
Date Completed: 2/15/1985						
Comments: Letter sent on February 15, 1985 - Report is not available in the Repository File Room						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title: EPA TSCA Inspection Report						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394204	
Document Type:					Technical Report	
Activity Type:					Completed Activities	
Date Completed:					1/20/1984	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					County of Los Angeles Department of County Engineer Site Drainage Plan	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394290	
Document Type:					Correspondence	
Activity Type:					Completed Activities	
Date Completed:					8/16/1983	
Comments:					Drainage Plan was not approved. Letter included several comments to be addressed	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					REEC Self Monitoring and Reporting	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394289	
Document Type:					Correspondence	
Activity Type:					Completed Activities	
Date Completed:					7/18/1983	
Comments:					Letter sent on June 18, 1983 - Report are not available in the Repository File Room	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					California Regional Water Quality Control Board - Los Angeles Region - Non Compliance of Wastewater Discharge	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394225	
Document Type:					Correspondence	
Activity Type:					Completed Activities	
Date Completed:					4/7/1975	
Comments:					Letter issued by California Regional Water Quality Control Board - Los Angeles Region - notifying no compliance on wastewater discharges	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					2012 Annual Groundwater Monitoring Report	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60303249	
Document Type:					Operation and Maintenance Report	
Activity Type:					Completed Activities	
Date Completed:					9/13/2012	
Comments:					Reviewed & Sent out.	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					2011 Annual Site Report	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390752	
Document Type:					Operation and Maintenance Report	
Activity Type:					Completed Activities	
Date Completed:					1/10/2012	
Comments:					During calendar year 2011, site inspections were performed on February 25, May 27, September 2 , and November 22. Other activities performed during the 2011 calendar year included groundwater monitoring on March 17 and 18, 2011 and surveying of settlement markers on September 14, 2011.	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					2010 Annual Site Report	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390751	
Document Type:					Operation and Maintenance Report	
Activity Type:					Completed Activities	
Date Completed:					1/31/2011	
Comments:					During calendar year 2010, semi-annual site inspections were performed on February 19 and August 30. Other activities performed during the 2010 calendar year included groundwater monitoring on March 24, 2010 and surveying of settlement markers on September 27, 2010.	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					REEC Self Monitoring and Reporting	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394285	
Document Type:					Correspondence	
Activity Type:					Completed Activities	
Date Completed:					4/19/1983	
Comments:					Letter sent on April 19, 1983 - Report are not available in the Repository File Room	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					County of Los Angeles_Department of County Engineer_Project Planning and Pollution Control Division _ Industrial Waste Survey	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394231	
Document Type:					Other Report	
Activity Type:					Completed Activities	
Date Completed:					3/5/1976	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Monthly Summary Report for October 2006	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393412	
Document Type:					Technical Report	
Activity Type:					Completed Activities	
Date Completed:					11/15/2006	
Comments:					Approval Letter is not available in the File Room	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Monthly Summary Report for September 2006	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393410	
Document Type:					Technical Report	
Activity Type:					Completed Activities	
Date Completed:					10/16/2006	
Comments:					Approval Letter is not available in the File Room	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Monthly Summary Report for March 2006	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393397	
Document Type:					Technical Report	
Activity Type:					Completed Activities	
Date Completed:					4/17/2006	
Comments:					Approval Letter is not available in the File Room	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Project Engineer Designation	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title URL:						
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		12/15/2005				
Comments:		Approval Letter is not available in the File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Stormwater Montioring and Site Evaluation Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393975				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		6/1/2000				
Comments:		Approval letter is not available in the Repository File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Latham & Watkins Letter - Field Activities Adjacent to REEC Site				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394921				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		8/25/1998				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Anlytical Results EPA Method 8280				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394897				
Document Type:		Other Report				
Activity Type:		Completed Activities				
Date Completed:		11/6/1997				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Annual Site Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390759				
Document Type:		Operation and Maintenance Report				
Activity Type:		Completed Activities				
Date Completed:		6/28/2019				
Comments:		Annual Site report is accepted				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Operations and Maintenance Trust Agreeement - Pinnacle Bank				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60405352				
Document Type:		Financial Assurance Documentation				
Activity Type:		Completed Activities				
Date Completed:		2/10/2016				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Transmittal Letter to USEPA - Notification of Residual Presence of PCBs in Soil and Ground Water				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60405515				
Document Type:		Correspondence				
Activity Type:		Completed Activities				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Completed:		2/5/2016				
Comments:		Letter issued on 2/5/2016				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Rosens Electrical Equipment O&M Financial Assurance				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60388290				
Document Type:		Financial Assurance Documentation				
Activity Type:		Completed Activities				
Date Completed:		11/18/2015				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		County of Los Angeles - Office of the District Attorney - Decision of not Initiate a Lawsuit -				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394947				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		1/22/1982				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		REEC - Investigation Status - Clean-up Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394255				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		11/2/1981				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		LUC Inspection Site Visit				
Title URL:						
Document Type:		Land Use Restriction - Site Inspection/Visit				
Activity Type:		Completed Activities				
Date Completed:		5/19/2010				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		2009 Annual Site Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390750				
Document Type:		Operation and Maintenance Report				
Activity Type:		Completed Activities				
Date Completed:		1/11/2010				
Comments:		During calendar year 2009, semi-annual site inspections were performed on February 2 and September 30, with a quarterly drainage inspection performed on November 19, 2009. Other activities performed during the 2009 calendar year included groundwater monitoring on March 4, 2009 and surveying of settlement markers on November 19, 2009.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Certification				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=5010822				
Document Type:		Certification				
Activity Type:		Completed Activities				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Completed:		11/17/2009				
Comments:		Site was certified.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		2008 Annual Groundwater Monitoring Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393441				
Document Type:		Operation and Maintenance Report				
Activity Type:		Completed Activities				
Date Completed:		4/15/2008				
Comments:		Approval Letter is not available in the File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Monthly Summary Report for December 2006				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393416				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		1/15/2007				
Comments:		Approval Letter is not available in the File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		2006 Groundwater Monitoring Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393449				
Document Type:		Operation and Maintenance Report				
Activity Type:		Completed Activities				
Date Completed:		12/22/2006				
Comments:		Approval Letter is not available in the File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		2006 Annual Groundwater Report - September				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393983				
Document Type:		Monitoring Report				
Activity Type:		Completed Activities				
Date Completed:		12/1/2006				
Comments:		Approval letter is not available in the Repository File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Monthly Summary Report for June 2006				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393403				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		7/17/2006				
Comments:		Approval Letter is not available in the File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Monthly Summary Report for September 2005				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393382				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		10/17/2005				
Comments:		Approval Letter is not available in the File Room				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:			Remedial Action Plan			
Title URL:			https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=5010825			
Document Type:			Remedial Action Plan			
Activity Type:			Completed Activities			
Date Completed:			12/16/2004			
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:			Groundwater Monitoring Report			
Title URL:			https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60398129			
Document Type:			Operation and Maintenance Report			
Activity Type:			Completed Activities			
Date Completed:			7/17/2018			
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:			Additional Site Characterization/Exploratory Boring Adjacent to RMW-2			
Title URL:			https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60431518			
Document Type:			Fieldwork			
Activity Type:			Completed Activities			
Date Completed:			12/8/2017			
Comments:			Field activity completed on December 8, 2017			
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:			Tribal Cultural Resource Request for Outreach			
Title URL:			https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60431504			
Document Type:			Work Notice			
Activity Type:			Completed Activities			
Date Completed:			11/13/2017			
Comments:			Tribal consultation occurred on October 25, 2017			
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:			Additional Site Characterization/Exploratory Boring Work Plan			
Title URL:			https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60430962			
Document Type:			Site Characterization Workplan			
Activity Type:			Completed Activities			
Date Completed:			8/29/2017			
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:			Response to DTSC Correspondence Dated February 5 2016			
Title URL:			https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60407713			
Document Type:			Correspondence			
Activity Type:			Completed Activities			
Date Completed:			3/31/2016			
Comments:						
Area Name:						
Area URL:						
Sub Area:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area URL:						
Title:		Response to required Financial Assurance documents				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60392974				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		5/26/2015				
Comments:		Email sent to Responsible Party addressing submitted questions.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		2009 Annual Groundwater Monitoring Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60389719				
Document Type:		Operation and Maintenance Report				
Activity Type:		Completed Activities				
Date Completed:		2/27/2015				
Comments:		Draft Document was accept as final. Any discrepancy will be addressed in future monitoring reports				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		New Individual for Southern California Edison Company's Sevice of Process				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394400				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		10/4/1995				
Comments:		Letter issued by Southern California Edison Company indicating a new individual for service process				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Calsites Profile Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394388				
Document Type:		Other Report				
Activity Type:		Completed Activities				
Date Completed:		6/16/1994				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		County of Los Angeles - Fire Department - Possible Employee Exposure to PCBs				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394359				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		2/7/1992				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Request for a Metting of Potentially Responsible Parties				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394353				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		10/17/1991				
Comments:		Letter sent to all PRP on October 17, 1991				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Interim Report - Site Mitigation Feasibility Study				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394343				

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev/Diff (ft)</i>	<i>Site</i>	<i>DB</i>
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		3/11/1991				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Climate Atlas of United States - June 1968				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393874				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		8/1/1988				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Underground Storage Tank Case Closure - REEC				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394874				
Document Type:		No Further Action Letter				
Activity Type:		Completed Activities				
Date Completed:		2/6/1997				
Comments:		No Further Action Letter issued by Los Angeles Regional Water Quality Control Board				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Quarterly Progress Report No. 01				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394858				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		4/30/1996				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Designated Project Engineer/Geologist - REEC				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394856				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		4/12/1996				
Comments:		Fluor Daniel Environmental Services was selected by REEC to act on their behalf as Project Engineer				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		5-Year Review				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60352318				
Document Type:		5 Year Review Workplan				
Activity Type:		Completed Activities				
Date Completed:		8/9/2016				
Comments:		FYR Work Plan was approved on August 9, 2016.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Annual DTSC Oversight Cost Estimate FY2015_2016				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60400322				
Document Type:		Annual Oversight Cost Estimate				
Activity Type:		Completed Activities				
Date Completed:		9/10/2015				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:		cost estimate completed				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		30-day Extension to Financial Assurance Request Letter				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60392558				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		5/11/2015				
Comments:		Email sent to Dean Charles, REEC Project Coordinator – de maximis, inc., allowing a 30-day extension to submit to DTSC documents related to O&M Financial Assurance Requirement. Revised closing date for document submission is June 13, 2015.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		2013 REEC Annual Site Inspection Report				
Title URL:						
Document Type:		Land Use Restriction - Site Inspection/Visit				
Activity Type:		Completed Activities				
Date Completed:		10/11/2013				
Comments:		Completed. Capped area in AOC1 is in good shape though drums on site. AOC2 is in bad shape. Clarifer is open. See report				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		DTSC Letter - Stormwater Discharge				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394927				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		8/5/1999				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Administrative Record List				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394912				
Document Type:		Other Report				
Activity Type:		Completed Activities				
Date Completed:		2/6/1998				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		California Communities Against Toxics - Request of Information				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394906				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		12/16/1997				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		2013 Annual Groundwater Monitoring Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393971				
Document Type:		Operation and Maintenance Report				
Activity Type:		Completed Activities				
Date Completed:		5/31/2013				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:		Approval letter is not available in the Repository File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Removal Action Certification Form				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393454				
Document Type:		Certification				
Activity Type:		Completed Activities				
Date Completed:		6/15/2010				
Comments:		Removal Action Certification Form was signed on June 15, 2010				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		O & M Agreement				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=6009545				
Document Type:		Operation & Maintenance Order/Agreement				
Activity Type:		Completed Activities				
Date Completed:		10/30/2009				
Comments:		O & M Agreement signed which includes Trust Agreement for "Non-governmental parties" to fund O & M.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Monthly Summary Report for April 2007				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393425				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		5/15/2007				
Comments:		Approval Letter is not available in the File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Monthly Summary Report for May 2006				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393401				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		6/15/2006				
Comments:		Approval Letter is not available in the File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Imminent & Substantial Endangerment Order and Remedial Action Order				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=6011291				
Document Type:		Imminent and/or Substantial Endangerment Order				
Activity Type:		Completed Activities				
Date Completed:		7/19/2005				
Comments:		Order Issued.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		REEC Self Monitoring and Reporting				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394323				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		7/6/1984				
Comments:		Letter sent on July 6, 1984. Subject report is not available in the Repository File Room				
Area Name:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area URL: Sub Area: Sub Area URL: Title: Notice of Violation and Directive to Comply Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394320 Document Type: Letter - Notice Activity Type: Completed Activities Date Completed: 6/22/1984 Comments: DHS issued a Notice of Violation as result of an field inspection held on June 18, 1984 which revealed that the subject facility was transporting, storing and disposing hazardous waste in violation of the Hazardous Waste Control Law (Section 25100 et seq H & S code)						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Photograph Records Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393825 Document Type: Other Report Activity Type: Completed Activities Date Completed: 8/25/1993 Comments: Document does not require an approval letter						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Communication that DTSC will be the lead agency for REEC Facility Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394361 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 5/5/1993 Comments: Letter issued by County of Los Angeles - Fire Department						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Screening Site Inspection Reassessment Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393839 Document Type: Preliminary Assessment Report Activity Type: Completed Activities Date Completed: 7/13/1990 Comments: Subject document recommended (US EPA)Not Further Remedial Action. Subsequent investigation indicated that subject site pose risk to Human Health and the Environment. Envirostor selection reflects information provided in subsequent investigation - further remedial action was requested						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Letter Report - Disposal of PCB Contaminated Soil in Roll-off Bin Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394336 Document Type: Other Report Activity Type: Completed Activities Date Completed: 9/25/1989 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Monthly Summary Report for November 2006 Title URL: Document Type: Technical Report Activity Type: Completed Activities Date Completed: 12/15/2006 Comments: Approval Letter is not available in the File Room						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Name: Area URL: Sub Area: Sub Area URL: Title: Workplan Investigation to Support Remedial Action Plan Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393969 Document Type: Technical Workplan Activity Type: Completed Activities Date Completed: 6/5/2003 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: City of Los Angeles - Office of the City Attorney - Review of Documents Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394978 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 2/11/2003 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Removal and Remedial Preliminary Assessment Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393979 Document Type: Technical Report Activity Type: Completed Activities Date Completed: 8/1/2000 Comments: Approval letter is not available in the Repository File Room						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Background Concentration and PEA-based Criteria Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394932 Document Type: Technical Report Activity Type: Completed Activities Date Completed: 2/11/2000 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Notice of Proposed Determination of Noncompliance with Order I&/SE 95/96-003 Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394928 Document Type: Letter - Notice Activity Type: Completed Activities Date Completed: 11/9/1999 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: DTSC Letter - Oversight Costs Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394920 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 8/14/1998 Comments:						
Area Name: Area URL: Sub Area:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area URL:						
Title:						
Inspection Warrant - REEC and Affidavit						
Title URL:						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394916						
Document Type:						
Inspection Warrant						
Activity Type:						
Completed Activities						
Date Completed:						
3/30/1998						
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Rosen's Electric Equipment Company Site: Stormwater Discharges						
Title URL:						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394909						
Document Type:						
Correspondence						
Activity Type:						
Completed Activities						
Date Completed:						
1/13/1998						
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Dioxin and Furand Analytical Report -						
Title URL:						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394211						
Document Type:						
Other Report						
Activity Type:						
Completed Activities						
Date Completed:						
1/5/1998						
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
DHS - Letter Notice of Violation and Directive to Comply						
Title URL:						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394301						
Document Type:						
Letter - Notice						
Activity Type:						
Completed Activities						
Date Completed:						
4/9/1984						
Comments:						
Inspection revealed storage waste capacitors in violation of the Hazardous Waste Control Law						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
REEC Self Monitoring and Reporting						
Title URL:						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394302						
Document Type:						
Correspondence						
Activity Type:						
Completed Activities						
Date Completed:						
4/9/1984						
Comments:						
Letter sent on April 9, 1984. Self Monitoring and Reporting is not available in the Repository File Room						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
REEC Letter - Clean-up Activites Schedule						
Title URL:						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394288						
Document Type:						
Correspondence						
Activity Type:						
Completed Activities						
Date Completed:						
6/1/1983						
Comments:						
REEC Letter indicating that areas located within property limits will be clean and contaminated soil will be placed into 55-gallon drums						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Soil Contamination on Union Pacific Railroad Property Adjacent to REEC						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394207	
Document Type:					Correspondence	
Activity Type:					Completed Activities	
Date Completed:					2/24/2000	
Comments:					Letter sent to UPRR notifying that soil adjacent to REEC along UPRR rail track has been characterized as impacted with PCBs	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Memorandum - Groundwater Sampling and Analysis Report	
Title URL:						
Document Type:					Correspondence	
Activity Type:					Completed Activities	
Date Completed:					5/19/1999	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					1999 Groundwater Sampling and Analysis Report	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393965	
Document Type:					Monitoring Report	
Activity Type:					Completed Activities	
Date Completed:					3/12/1999	
Comments:					Approval letter is not available in the Repository File Room	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					DTSC Letter - Response to TAG Comments	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394894	
Document Type:					Correspondence	
Activity Type:					Completed Activities	
Date Completed:					10/30/1997	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Draft Analytical Results - EPA Method 8280	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394892	
Document Type:					Other Report	
Activity Type:					Completed Activities	
Date Completed:					10/17/1997	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					County of Los Angeles_Department of County Engineer_Project Planning and Pollution Control Division _ Inspection Report	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394240	
Document Type:					Other Report	
Activity Type:					Completed Activities	
Date Completed:					4/7/1981	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					County of Los Angeles_Department of County Engineer_Project Planning and Pollution Control Division _ Inspection Report	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394283	
Document Type:					Other Report	
Activity Type:					Completed Activities	
Date Completed:					4/15/1983	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					County of Los Angeles Department of County Engineer - Sanitation Division - Investigation Report	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394276	
Document Type:					Other Report	
Activity Type:					Completed Activities	
Date Completed:					3/30/1983	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					REEC Self Monitoring and Reporting	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394209	
Document Type:					Correspondence	
Activity Type:					Completed Activities	
Date Completed:					1/4/1982	
Comments:					Letter sent on January 4, 1982 - Report is not available in the Repository File Room	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Proposal of Remedial Plan for Containment of Oil along driveway	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394248	
Document Type:					Technical Workplan	
Activity Type:					Completed Activities	
Date Completed:					6/17/1981	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					REEC Letter - Submission of Stormwater Contingency Plan	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394228	
Document Type:					Correspondence	
Activity Type:					Completed Activities	
Date Completed:					12/16/1975	
Comments:					REEC sent to the Los Angeles County, Department of County Engineer, Pollution Control Division, a stormwater collection system plan. Subject plan is not available in the Repository File Room	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					REEC - Stormwater Maintenance Activities	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394271	
Document Type:					Correspondence	
Activity Type:					Completed Activities	
Date Completed:					4/12/1983	
Comments:					Letter notify that due to heavy storm event, storm water overflow towards the Arroyo Ditch along the property	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					California Regional Water Quality Control Board - Los Angeles Region - NO APPROVAL - Stormwater Discharge and Waste Spillage	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394257	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		3/8/1982				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		City of Los Angeles - Consumer and Environment Protection Division - Information about Alleging Multiple Violation				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394250				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		7/8/1981				
Comments:		Letter issued by County of Los Angeles - Consumer and Environment Protection Division. Letter indicated that there were multiple violations of existing California Code and a lawsuit will be filed against REEC				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Discovery				
Title URL:						
Document Type:		* Discovery				
Activity Type:		Completed Activities				
Date Completed:		4/15/1981				
Comments:		FACILITY IDENTIFIED FAC ID LACE CO ENGR. STORAGE & SCRAPING OF TRANSFORM PONDING OF LIQUIDS ON PROPERTY.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		REEC Hazardous Materials Survey				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394233				
Document Type:		Other Report				
Activity Type:		Completed Activities				
Date Completed:		3/30/1981				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Annual Site Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390758				
Document Type:		Operation and Maintenance Report				
Activity Type:		Completed Activities				
Date Completed:		6/21/2018				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Hazardous Material Sample Analysis Request and Analysis				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394887				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		8/13/1997				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Application for Access to Union Pacific Railroad Property				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394890				
Document Type:		Correspondence				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Activity Type:		Completed Activities				
Date Completed:		8/8/1997				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Public Participation Plan				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393845				
Document Type:		Public Participation Plan / Community Relations Plan				
Activity Type:		Completed Activities				
Date Completed:		7/15/1997				
Comments:		Approval letter is not available in the Repository File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Quarterly Progress Report No. 02				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394868				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		7/26/1996				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Removal Action Completion Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=5010827				
Document Type:		Removal Action Completion Report				
Activity Type:		Completed Activities				
Date Completed:		6/11/1996				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		City of Pasadena - Notification of Project Coordinator				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394208				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		1/2/1996				
Comments:		Letter sent by City of Pasadena on January 2, 1996				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Memorandum of Meeting held on December 1, 1994				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394394				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		12/9/1994				
Comments:		Memorandum of a meeting held on December 1, 1994 among DTSC's representatives, Mr. William Rosen and two attorneys from Latham & Watkins acting as his counsel.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Five-Year Review Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60413987				
Document Type:		5 Year Review Reports				
Activity Type:		Completed Activities				
Date Completed:		12/22/2016				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: 2015 Annual Site Report Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60405340 Document Type: Operation and Maintenance Report Activity Type: Completed Activities Date Completed: 4/18/2016 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: 2015 REEC Annual Site Inspection Report - DTSC Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60381226 Document Type: Land Use Restriction - Site Inspection/Visit Activity Type: Completed Activities Date Completed: 4/6/2016 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Memorandum of Meeting held on November 17, 1994 Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394397 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 11/29/1994 Comments: Memorandum of a meeting held on November 17, 1994 among DTSC's representatives and representatives from seven companies or municipalities which sent large numbers of electrical transformers to the REEC Facility.						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Memorandum - Accessibility of REEC Site Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393863 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 5/23/1994 Comments: Memorandum described site accessibility						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Groundwater Monitoring Well Installation - Field Schedule Information Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394352 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 5/7/1991 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Proposal for Site Investigation to Determine Lateral Extent of Soil Contaminated with PCB Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394350 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 2/8/1991 Comments: Proposal Letter submitted on February 8, 1991. DTSC comments regarding subject letter is not available in the Repository File Room						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Name: Area URL: Sub Area: Sub Area URL: Title: Site Assessment and Mitigation Work Plan Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394334 Document Type: Technical Workplan Activity Type: Completed Activities Date Completed: 2/1/1990 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: California Hazard Ranking System - Guidance Manual Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393868 Document Type: Other Report Activity Type: Completed Activities Date Completed: 8/1/1988 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: 2013 Annual Site Report Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390754 Document Type: Operation and Maintenance Report Activity Type: Completed Activities Date Completed: 1/29/2014 Comments: During calendar year 2013, inspections were performed at the Site on March 26, June 28, September 10 and December 10. Other activities performed during the 2013 calendar year included groundwater monitoring on March 15 and 16, 2012 and surveying of settlement markers on September 10, 2013. During the groundwater monitoring event in March 2013, only the monitoring well RMW-2 had sufficient groundwater for purging and sample collection; wells RMW-4 through RMW-7 yielded insufficient water, therefore, they were not able to be sample during this event.						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Deed Restriction-Rosen's property Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=6009544 Document Type: Land Use Restriction Activity Type: Completed Activities Date Completed: 11/5/2009 Comments: The Rosen's RP group has not reached agreement on the documents.						
Area Name: Area URL: Sub Area: Sub Area URL: Title: 2008 Annual Site Report Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393443 Document Type: Operation and Maintenance Report Activity Type: Completed Activities Date Completed: 6/23/2009 Comments: Approval Letter is not available in the File Room						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Weekly Construction Meeting Minutes Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393455 Document Type: Other Report Activity Type: Completed Activities						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Completed:		10/17/2006				
Comments:		Submitted document is a meeting minutes. There is no requirement for DTSC approval				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Monthly Summary Report for July 2006				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393405				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		8/15/2006				
Comments:		Approval Letter is not available in the File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Monthly Summary Report for April 2006				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393399				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		5/15/2006				
Comments:		Approval Letter is not available in the File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Monthly Summary Report for November 2005				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393390				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		12/15/2005				
Comments:		Approval Letter is not available in the File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Notice of Proposed Determination of Non-Compliance with Imminent and Substantial Endangermetn Determination and Remedial Action Order No. I&SE - RAO 05/06-002				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393377				
Document Type:		Letter - Notice				
Activity Type:		Completed Activities				
Date Completed:		12/5/2005				
Comments:		Letter issued on December 5, 2005				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		DHS Cover Letter - Ecological and Environment Site Inspection Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394328				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		9/17/1986				
Comments:		Ecological and Environment Site Inspection Report is not available in the Chatsworth File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		EPA Cover Letter - Inspection Report C(86)C125 - report was prepared by Ecology and Environment under contract to the EPA				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394327				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		8/4/1986				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:		Subject Report is not available in the Chatsworth Repository File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Preliminary Assessment Summary				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393314				
Document Type:		Preliminary Assessment Report				
Activity Type:		Completed Activities				
Date Completed:		1/3/1986				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		DHS - Laboratory Analysis Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394324				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		7/13/1984				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		DHS _ Hazardous Materials Sample Analyses Request				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394303				
Document Type:		Other Report				
Activity Type:		Completed Activities				
Date Completed:		5/11/1984				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		DHS _ PCB Contaminated Soil Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394295				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		12/14/1983				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		2017 REEC Annual Site Inspection Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60413991				
Document Type:		Land Use Restriction - Site Inspection/Visit				
Activity Type:		Completed Activities				
Date Completed:		12/4/2017				
Comments:		Activity completed on December 4, 2017				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Annual DTSC Oversight Costs Estimate FY 2016/2017				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60418226				
Document Type:		Annual Oversight Cost Estimate				
Activity Type:		Completed Activities				
Date Completed:		9/29/2016				
Comments:						
Area Name:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Site code Correction to Docket No. HSA-CA 08/09-130	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60403506	
Document Type:					Amendment - Order/Agreement	
Activity Type:					Completed Activities	
Date Completed:					12/2/2015	
Comments:					Notification Letter issued on December 2, 2015	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					2014 Annual Site Report	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60395390	
Document Type:					Operation and Maintenance Report	
Activity Type:					Completed Activities	
Date Completed:					12/2/2015	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					TAG Community Comment - RI/FS Workplan	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394889	
Document Type:					Correspondence	
Activity Type:					Completed Activities	
Date Completed:					8/15/1997	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Final RI/FS Workplan Revisions	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394881	
Document Type:					Correspondence	
Activity Type:					Completed Activities	
Date Completed:					4/30/1997	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					South Coast Air Quality Management District - Permit Renewals	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394878	
Document Type:					Other Report	
Activity Type:					Completed Activities	
Date Completed:					3/3/1997	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Response to Community Assessment Questionnaire	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394864	
Document Type:					Community Profile	
Activity Type:					Completed Activities	
Date Completed:					7/20/1996	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title: Title URL: Document Type: Activity Type: Date Completed: Comments:					Rosen's Electric Site: Public Participation Activities https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394863 Correspondence Completed Activities 7/3/1996 Letter presented the revised final version of community survey letter and questionnaire in English and Spanish	
Area Name: Area URL: Sub Area: Sub Area URL: Title: Title URL: Document Type: Activity Type: Date Completed: Comments:					Geotechnical Investigation and Development of Recommendations for Temporary Excavations Adjacent to Railroad Line https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393318 Technical Report Completed Activities 8/13/2003 Approval Letter is not available in the File Room	
Area Name: Area URL: Sub Area: Sub Area URL: Title: Title URL: Document Type: Activity Type: Date Completed: Comments:					Proposed On-Site Soil Sampling/Leach Testing https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394949 Correspondence Completed Activities 5/10/2002	
Area Name: Area URL: Sub Area: Sub Area URL: Title: Title URL: Document Type: Activity Type: Date Completed: Comments:					Notice of Proposed Determination of Non-Compliance with Order I&SE 95/96-003 https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394948 Letter - Notice Completed Activities 12/11/2001	
Area Name: Area URL: Sub Area: Sub Area URL: Title: Title URL: Document Type: Activity Type: Date Completed: Comments:					DTSC Letter Review - Draft RI/FS Workplan https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394914 Correspondence Completed Activities 6/28/2000	
Area Name: Area URL: Sub Area: Sub Area URL: Title: Title URL: Document Type: Activity Type: Date Completed: Comments:					Groundwater Contamination on and Adjacent to REEC Facility https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394206 Correspondence Completed Activities 2/24/2000 Letter sent to several state agencies notifying that groundwater has been impacted with PCB on and adjacent to REEC Facility	
Area Name: Area URL: Sub Area: Sub Area URL: Title:					C2REM Letter - Sampling Status and Availability of Samples	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394917	
Document Type:					Correspondence	
Activity Type:					Completed Activities	
Date Completed:					4/10/1998	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Hazardous Material Sample Analysis Request and Analysis	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394902	
Document Type:					Other Report	
Activity Type:					Completed Activities	
Date Completed:					11/13/1997	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					DHS - Hazardous Materials Sample Analysis Request	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394281	
Document Type:					Other Report	
Activity Type:					Completed Activities	
Date Completed:					4/8/1983	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					2011 Annual Groundwater Monitoring Report	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60389711	
Document Type:					Operation and Maintenance Report	
Activity Type:					Completed Activities	
Date Completed:					7/8/2011	
Comments:					RP did not submit a revised report accordingly to DTSC letter request	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Deed Restriction-UP property	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=6017334	
Document Type:					Land Use Restriction	
Activity Type:					Completed Activities	
Date Completed:					11/5/2009	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Monthly Summary Report for February 2007	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393420	
Document Type:					Technical Report	
Activity Type:					Completed Activities	
Date Completed:					3/15/2007	
Comments:					Approval Letter is not available in the File Room	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Remedial Action Implementation	
Title URL:						
Document Type:					Fieldwork	
Activity Type:					Completed Activities	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Completed:		2/9/2007				
Comments:		PCB contaminated soil excavated to 20 feet. Six thousand five hundred tons of PCB contaminated soil was excavated and disposed to Kettleman Hills disposal facility. Five thousand gallons of PCB and 1,1-DCE wash water was soil also removed from site. Engineered asphalt cap placed on the southeast corner of the Rosen's property and also on Union Pacific Railroad property.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Monthly Summary Report for August 2006				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393408				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		9/15/2006				
Comments:		Approval Letter is not available in the File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Monthly Summary Report for January 2006				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393394				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		2/15/2006				
Comments:		Approval Letter is not available in the File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		City of Anaheim Notification Letter of Project Coordinator				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394210				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		1/5/1996				
Comments:		Letter sent by City of Anaheim on January 5, 1996 indicating new project coordinator				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		IS&E Order				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=5010829				
Document Type:		Unilateral Order (I/SE, RAO, CAO, EPA AO)				
Activity Type:		Completed Activities				
Date Completed:		12/22/1995				
Comments:		After extensive efforts to negotiate a consent order were not successful, DTSC issued an imminent and substantial endangerment determination and remedial action order for the Rosen's Electrical Equipment Company Site.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Technical Data and Information Gaps				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394390				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		7/19/1994				
Comments:		Letter indicated that DTCS identified areas where there were technical data and information gap which had to be addressed prior to any site mitigation activities were proceeded on the site.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Hazardous Substance Information Request Addendum				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393848				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:		Information Request Letter				
Activity Type:		Completed Activities				
Date Completed:		12/2/1993				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		City of Pico Rivera - Notice of Violation and Order to Comply				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394278				
Document Type:		Letter - Notice				
Activity Type:		Completed Activities				
Date Completed:		3/30/1983				
Comments:		Notice of violation indicated that REEC shall immediately cease and desist discharging water to the dirt trench at the east boundary of the property.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		County of Los Angeles - Department of Health Services - Approval of PCB contaminated soil clean-up activities				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394263				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		5/11/1982				
Comments:		DHS issued an approval letter on May 11, 1982 in regards to clean-up activities of PCB Contaminated Soil				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Uniform Hazardous Waste Manifest				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394251				
Document Type:		Other Report				
Activity Type:		Completed Activities				
Date Completed:		8/1/1981				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		DHS - Preventive Health Services - Report of Investigation				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394235				
Document Type:		Other Report				
Activity Type:		Completed Activities				
Date Completed:		4/1/1981				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Notification of Field Sampling and Field Activity				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393453				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		9/6/2005				
Comments:		Letter submitted on September 6, 2005				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Project Geologist Designation				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393379				
Document Type:		Correspondence				
Activity Type:		Completed Activities				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Completed:		8/18/2005				
Comments:		Letter submitted on August 18, 2005				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Communication Plan and Coordination Plan				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393380				
Document Type:		Public Participation Plan / Community Relations Plan				
Activity Type:		Completed Activities				
Date Completed:		8/18/2005				
Comments:		Approval letter is not available in the File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Workplan for Investigation to Support Remedial Action Plan				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394979				
Document Type:		Technical Workplan				
Activity Type:		Completed Activities				
Date Completed:		3/28/2003				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Remedial Investigation / Feasibility Study				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=5010826				
Document Type:		Remedial Investigation / Feasibility Study				
Activity Type:		Completed Activities				
Date Completed:		12/6/2000				
Comments:		The Remedial Investigation showed on-site PCB, dioxin-furan soil contamination; on-site PCB and VOC groundwater contamination; and off-site PCB soil and groundwater contamination. Detailed analysis of alternatives in the Feasibility Study included an asphalt cap, thermal blankets and wells, and excavation.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Proposed Material Handling Activities/Analytical Data Reports				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394946				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		10/23/2000				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		DTSC Letter - Risk Assessment Issues				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394931				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		2/2/2000				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Hazardous Material Sample Analysis Request and Analysis				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394885				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		8/12/1997				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Letter Summary of Meeting Held on November 17, 1994 Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394398 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 12/16/1996 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Rosen's Electric Site: Fence and Post Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394860 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 5/22/1996 Comments: Letter informed that the fence and signs met all the requirement of Section 5.1.2 of the I&?SE 95/96-003						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Limited Access Requirement - REEC Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394854 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 4/4/1996 Comments: Letter issued by C2REM						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Designated Project Coordinator - REEC Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394853 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 3/18/1996 Comments: Letter issued by C2REM						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Site Screening Title URL: Document Type: Site Screening Activity Type: Completed Activities Date Completed: 7/28/1993 Comments: LA County referred site to DTSC for state oversight on March 3, 1993. The county was responsible for the oversight of investigations over the last three years. The referral is based on the state's experience with GW investigations. Investigations indicate soil contamination as high as 2400 ppm, 17 ppb of PCB degradation products (ie. 1,4 - dichloro- benzene) in GW, and C12-C30 chains of oil as deep as twenty feet bgs in the saturated zone.						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Discussion with RWQCB Regarding Transfer Oversight Responsibility Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394360 Document Type: Correspondence Activity Type: Completed Activities						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Completed: Comments:		2/10/1992			Letter indicated concerns in regards to proposal changes in oversight responsibility	
Area Name: Area URL: Sub Area: Sub Area URL: Title: Title URL: Document Type: Activity Type: Date Completed: Comments:					Interim Report and Site Mitigation Study Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393831 Feasibility Study Report Completed Activities 7/12/1990 Approval Letter is not available in the Repository File Room	
Area Name: Area URL: Sub Area: Sub Area URL: Title: Title URL: Document Type: Activity Type: Date Completed: Comments:					Supplemental Data - Laboratory Analysis https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394330 Other Report Completed Activities 4/6/1989	
Area Name: Area URL: Sub Area: Sub Area URL: Title: Title URL: Document Type: Activity Type: Date Completed: Comments:					Ecology and Environment - Comments to Call received from REEC https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394326 Correspondence Completed Activities 8/5/1986 Letter provided comments in regards to a call from REEC indicating concerns about Site Inspection Report, dated June 16, 1986.	
Area Name: Area URL: Sub Area: Sub Area URL: Title: Title URL: Document Type: Activity Type: Date Completed: Comments:					DHS - Hazardous Materials Sample Analysis Request https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394317 Other Report Completed Activities 6/18/1984	
Area Name: Area URL: Sub Area: Sub Area URL: Title: Title URL: Document Type: Activity Type: Date Completed: Comments:					DHS _Facility Inspection Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394315 Other Report Completed Activities 6/18/1984	
Area Name: Area URL: Sub Area: Sub Area URL: Title: Title URL: Document Type: Activity Type: Date Completed: Comments:					DHS - Hazardous Materials Sample Analysis Request https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394305 Other Report Completed Activities 5/12/1984	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Name: Area URL: Sub Area: Sub Area URL: Title: DHS Letter Report - PCB Contaminated Soil Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394297 Document Type: Technical Report Activity Type: Completed Activities Date Completed: 3/27/1984 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: County of Los Angeles_Department of County Engineer_Project Planning and Pollution Control Division _Chemical Analysis Request Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394293 Document Type: Other Report Activity Type: Completed Activities Date Completed: 12/9/1983 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Response to Cal-EPA Comments - RI/FS Workplan Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394875 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 2/14/1997 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Notice - Draft Consent Order for REEC Site Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393859 Document Type: Letter - Notice Activity Type: Completed Activities Date Completed: 4/10/1995 Comments: Notice letter sent to several responsible parties - April 7 and 10, 1995						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Response to Request to a Meeting - November 17, 1994 Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394393 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 11/4/1994 Comments: Latham & Watkins Letter identifying personnel that will attend the meeting on November 16, 1994.						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Notification of Imminent or Substantial Endangerment to the Public Health or to the Environment Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393881 Document Type: Letter - Notice Activity Type: Completed Activities Date Completed: 10/28/1994 Comments: Letter sent to several responsible parties indicating immediate attention required						
Area Name:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Memorandum - Census and Geographical Data - City of Pico Rivera and Montebello	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393862	
Document Type:					Correspondence	
Activity Type:					Completed Activities	
Date Completed:					5/11/1994	
Comments:					Memorandum indicated resident population in cities of Pico Rivera and Montebello	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Location and Size of Files Involved in the REEC Project	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394382	
Document Type:					Correspondence	
Activity Type:					Completed Activities	
Date Completed:					9/15/1993	
Comments:					Letter presented the location and size of files involved with forty subpoena associated with REEC Facility Project	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					REEC Facility Profile Report	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394213	
Document Type:					Other Report	
Activity Type:					Completed Activities	
Date Completed:					1/7/1991	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Individual Grant Deed _Irvin Rosen	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393316	
Document Type:					Financial Assurance Documentation	
Activity Type:					Completed Activities	
Date Completed:					8/31/1990	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					New Project Coordinator for Non-Governmental Respondents	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394404	
Document Type:					Correspondence	
Activity Type:					Completed Activities	
Date Completed:					12/29/1995	
Comments:					Latham & Watkins was designated as Project Coordinator for Rosen's Electrical Equipment Company, Southern California Edison Company, Sacramento Municipal Utility District, Pacific Gas and Electric Company, Aaron Berman Steel Company and San Diego Gas and Electric Company	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Memorandum - Information on the Drinking Water Wells for the City of Pico Rivera - 1994	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393864	
Document Type:					Correspondence	
Activity Type:					Completed Activities	
Date Completed:					5/16/1994	
Comments:					Memorandum informed status of drinking water wells near REEC site - 1994	
Area Name:						
Area URL:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area:						
Sub Area URL:						
Title:						
Request for Historical and Current Manifesting Information						
Title URL:						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394891						
Document Type:						
Correspondence						
Activity Type:						
Completed Activities						
Date Completed:						
9/30/1997						
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Rosen's Electric Site: Public Participation Plan						
Title URL:						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394882						
Document Type:						
Correspondence						
Activity Type:						
Completed Activities						
Date Completed:						
5/16/1997						
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
DTSC Letter Review - RI/FS Workplan						
Title URL:						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394873						
Document Type:						
Correspondence						
Activity Type:						
Completed Activities						
Date Completed:						
1/15/1997						
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Fact Sheet # 1 - Remedial Investigation						
Title URL:						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394201						
Document Type:						
Fact Sheets						
Activity Type:						
Completed Activities						
Date Completed:						
7/1/1997						
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
DTSC Approval Letter - RI/FS Workplan						
Title URL:						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394880						
Document Type:						
Correspondence						
Activity Type:						
Completed Activities						
Date Completed:						
4/22/1997						
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
South Coast Air Quality Management District - Permit to Operate						
Title URL:						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394871						
Document Type:						
Other Report						
Activity Type:						
Completed Activities						
Date Completed:						
11/1/1996						
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Consent Order						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title URL:						
Document Type:		Consent Order				
Activity Type:		Completed Activities				
Date Completed:		2/26/1996				
Comments:		A consent order was signed between DTSC and 9 of the 10 PRPs for the site. The I&S/E Order was recinded for all those signing the consent order. The I&S/E order remains in effect for the 1 PRP not signing.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Imminent and Substantial Endangerment Order and Consent Order - REEC				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393886				
Document Type:		Imminent and/or Substantial Endangerment Order				
Activity Type:		Completed Activities				
Date Completed:		2/26/1996				
Comments:		Consent Order between REEC and DTSC only				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Confirmation that DTSC agreed to negotiate an agreement				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394399				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		4/21/1995				
Comments:		Letter sent by Latham & Watkins indicating that DTSC agreed to give the parties named by the Department in the draft Order until may 23, 1995 to negotiate an agreement with the Department for the subject activities.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Request for Documents Relatated to REEC Facility				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394387				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		4/13/1994				
Comments:		Letter issued by Morrison & Foerster				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		County of Los Angeles_Department of Industrial Relation - Division of Occupation Safety and Health - Complaint of Unsafe Condition				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394242				
Document Type:		Other Report				
Activity Type:		Completed Activities				
Date Completed:		4/7/1981				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		City of Pico Rivera - Notice of Violation and Order to Comply				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394237				
Document Type:		Letter - Notice				
Activity Type:		Completed Activities				
Date Completed:		4/6/1981				
Comments:		City of Pico Rivera issued a Notice of Violation and Order to Comply : Immediately cease and desist from discharging wastewater to the ground from transformer washing operation				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title:		REEC Self Monitoring and Reporting				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394266				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		6/30/1982				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		REEC Refuses to Cleanup Property Pursuant to I&SE Order 95/96-002				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394923				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		5/6/1999				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Memorandum - South Coast Air Quality Management District Investigation of Furnace				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394915				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		3/3/1998				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Request for Approval - Groundwater Monitoring Well Installation				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394904				
Document Type:		Well Installation Workplan				
Activity Type:		Completed Activities				
Date Completed:		1/29/1998				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		UPRR Right of Entry - Draft				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394895				
Document Type:		Other Report				
Activity Type:		Completed Activities				
Date Completed:		10/20/1997				
Comments:		Only a Draft document is available in the Repository File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Response to Cal-EPA Request for Background Information				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394362				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		7/12/1993				
Comments:		Letter sent on July 12, 1993 by Ralph Stone Company				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Proposal of Supplemental Site Investigation - Cover Letter				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394345				
Document Type:		Correspondence				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Activity Type:		Completed Activities				
Date Completed:		11/21/1990				
Comments:		Ralph Stone Cover Letter - Subject Site Investigation is not available in the Repository File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Screening Site Inspection Reassessment				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394339				
Document Type:		Site Screening				
Activity Type:		Completed Activities				
Date Completed:		7/13/1990				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Remedial Planning and Field Investigation				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393819				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		4/29/1986				
Comments:		Approval letter is not available in the Repository File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		DHS - Statement of Facts of Investigation held June 18, 1984				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394321				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		7/1/1984				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Toxics Assessment Group - Request of Clarification				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394884				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		7/29/1997				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Memorandum - Review of Risk Assessment of RI/FS Workplan				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394870				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		10/7/1996				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Memorandum - Review of HASP of RI/FS Workplan				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394862				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		6/19/1996				
Comments:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Name: Area URL: Sub Area: Sub Area URL: Title: Draft RI/FS Work Plan - Cover Letter Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394861 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 5/31/1996 Comments: Cover Letter of submitted Draft RI/FS Work Plan prepared by Fluor Daniel Environmental						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Request to Align Groundwater Monitor Program with Other Site Activites Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394857 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 4/12/1996 Comments: Request was made in order to assure that the proposed groundwater monitoring activity was undertaken pursuant to the guiding documents (i.e., Health and Safety Plan, Quality Assurance Project Plan and Sampling and Analysis Plan) which were required to be submitted with the RI/FS Workplan						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Request of Extension Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394403 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 12/29/1995 Comments: City of Anaheim and City of Los Angeles requested extension to discuss the Imminent and Substantial Endangerment Determination and Remedial Action Order						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Los Angeles County DHS - Supplemental Report Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394253 Document Type: Technical Report Activity Type: Completed Activities Date Completed: 11/1/1981 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: REEC - Addendum Clean-up Plan Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394244 Document Type: Technical Workplan Activity Type: Completed Activities Date Completed: 4/27/1981 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Addendum to Site Mitigation Feasibility Study Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393823 Document Type: Technical Report Activity Type: Completed Activities Date Completed: 8/22/1991 Comments: Approval letter is not available in the Repository File Room						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Name: Area URL: Sub Area: Sub Area URL: Title: REEC _ Drainage Plan (Stormwater Polution Prevention Plan) Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394286 Document Type: Technical Workplan Activity Type: Completed Activities Date Completed: 5/6/1983 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: 2016 REEC Annual Site Inspection Report - DTSC Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60409840 Document Type: Land Use Restriction - Site Inspection/Visit Activity Type: Completed Activities Date Completed: 5/31/2016 Comments: Report reviewed and approved on May 31, 2016						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Notification Letter - 2016 Annual Site Inspection Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60409868 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 5/31/2016 Comments: Letter issued on May 31, 2016						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Termination of O&M Trust Agreement related to DTSC Consent Agreement HSA-CA 08/09-130 Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60405708 Document Type: Financial Assurance Documentation Activity Type: Completed Activities Date Completed: 2/10/2016 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Review of RTC to DTSC Letter December 2, 2015 Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60405514 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 2/5/2016 Comments: Letter issued on 2/5/2016						
Area Name: Area URL: Sub Area: Sub Area URL: Title: County of Los Angeles_Department of County Engineer_Industrial Waste Division_Chemicall Analysis of Sample Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394226 Document Type: Other Report Activity Type: Completed Activities Date Completed: 4/9/1975 Comments:						
Area Name: Area URL:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
2012 Annual Site Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390753 Operation and Maintenance Report Completed Activities 1/23/2013 During calendar year 2012, inspections were performed at the Site on February 23, September 28, and December 28. Other activities performed during the 2012 calendar year included groundwater monitoring on March 15 and 16, 2012 and surveying of settlement markers on September 18, 2012.						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
2010 Annual Groundwater Monitoring Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60389705 Operation and Maintenance Report Completed Activities 5/20/2010						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
Monthly Summary Report for March 2007 https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393423 Technical Report Completed Activities 4/16/2007 Approval Letter is not available in the File Room						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
Monthly Summary Report for January 2007 https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393418 Technical Report Completed Activities 2/15/2007 Approval Letter is not available in the File Room						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
Field Change Request Correspondence Completed Activities 2/6/2007						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
Remedial Design https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=6010368 Design/Implementation Workplan Completed Activities 6/30/2006 The Remedial Design which includes excavation shoring design, transportation Plan, and engineered asphalt cap design is approved 6/30/2006.						
Area Name:						
Area URL:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
2005 Groundwater Monitoring Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393445 Operation and Maintenance Report Completed Activities 1/30/2006 Approval Letter is not available in the File Room						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
Well Installation Workplan https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60431516 Well Installation Workplan Completed Activities 5/25/2018						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
2016 Annual Site Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390757 Operation and Maintenance Report Completed Activities 2/16/2017						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
5-Year Review of Remedial Action - Letter Request https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60405513 Correspondence Completed Activities 2/5/2016 Letter issued on 2/5/2016						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
2014 Annual Groundwater Monitoring Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393460 Operation and Maintenance Report Completed Activities 5/30/2014 Approval Letter is not available in the File Room						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
Monthly Summary Report for August 2005 https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393388 Technical Report Completed Activities 9/15/2005 Approval letter is not available in the File Room						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
CEQA						

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev/Diff (ft)</i>	<i>Site</i>	<i>DB</i>
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=5016507	
Document Type:					CEQA - Initial Study/ Neg. Declaration	
Activity Type:					Completed Activities	
Date Completed:					12/16/2004	
Comments:					The RAP includes excavation of 4,000 cu. yds. of PCB-contaminated soil, cap, deed restriction, ground water monitoring - Public comments were addressed. An Initial Study, Negative Declaration, and De Minimus Finding were completed for this PCB-contaminated site. No comments on the draft Negative Declaration were received.	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Revised Public Participation Plan	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394983	
Document Type:					Public Participation Plan / Community Relations Plan	
Activity Type:					Completed Activities	
Date Completed:					8/1/2004	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Remedial Action Plan - REEC	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394940	
Document Type:					Remedial Action Plan	
Activity Type:					Completed Activities	
Date Completed:					1/10/2002	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Fact Sheet # 2	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394199	
Document Type:					Fact Sheets	
Activity Type:					Completed Activities	
Date Completed:					2/1/2001	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Intergovernmental Agency Consultation Request Report	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393981	
Document Type:					Technical Report	
Activity Type:					Completed Activities	
Date Completed:					12/1/2000	
Comments:					Approval letter is not available in the Repository File Room	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Proposition 65 Notification	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394924	
Document Type:					Correspondence	
Activity Type:					Completed Activities	
Date Completed:					5/11/1999	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					2009 Annual Groundwater Monitoring Report	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60251968	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:		Operation and Maintenance Report				
Activity Type:		Completed Activities				
Date Completed:		9/1/2010				
Comments:		Approved				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Project Coordinator and Project Engineer Designation				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393447				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		11/3/2009				
Comments:		Letter submitted on November 3, 2009				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Proposed Change in Groundwater Monitoring Schedule				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393448				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		11/29/2007				
Comments:		Letter submitted on November 29, 2007				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Remedial Action Completion Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=6011912				
Document Type:		Remedial Action Completion Report				
Activity Type:		Completed Activities				
Date Completed:		9/5/2007				
Comments:		The report details the remediation activities which included excavation and off-site disposal of PCB-contaminated soil and placement of engineered caps on the southeatern portion of the Rosen's property and also on the Union Pacific railroad property adjacent to Rosen's.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Operations and Maintenance Workplan / Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=5010821				
Document Type:		Operation and Maintenance Plan				
Activity Type:		Completed Activities				
Date Completed:		9/5/2007				
Comments:		The report details the schedule for maintenance of the cap and groundwater monitoring.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Monthly Summary Report for December 2005				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393392				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		1/16/2006				
Comments:		Approval Letter is not available in the File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Monthly Summary Report for October 2005				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393384				
Document Type:		Technical Report				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Activity Type:		Completed Activities				
Date Completed:		11/15/2005				
Comments:		Approval Letter is not available in the File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Extension Request for Field Sampling Event				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393452				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		9/1/2005				
Comments:		Letter submitted on November 1, 2005				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Project Coordinator Designation				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393358				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		8/4/2005				
Comments:		Several letters were submitted to DTSC informing that Dean Charles was designated as Project Coordinator.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Fact Sheet # 3 - Proposed Cleanup of Soil and Groundwater Monitoring				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394985				
Document Type:		Fact Sheets				
Activity Type:		Completed Activities				
Date Completed:		10/1/2004				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		2000 Groundwater Monitoring Report - First Quarter				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393973				
Document Type:		Monitoring Report				
Activity Type:		Completed Activities				
Date Completed:		6/28/2000				
Comments:		Approval letter is not available in the Repository File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Technical Memorandum No. 1 - Proposed Additional Offsite Soil Sampling				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394936				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		6/20/2000				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		DTSC Letter Review - Stormwater Discharge Control Plan				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394922				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		12/2/1998				
Comments:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Name: Area URL: Sub Area: Sub Area URL: Title: Dioxin and Furan Analyses Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394918 Document Type: Other Report Activity Type: Completed Activities Date Completed: 8/4/1998 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: DTSC Letter- Current Status Update - Manzanar Action Committee Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394911 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 1/23/1998 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: TAG Community - Request of Information Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394910 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 1/14/1998 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: REEC Field Sampling Report Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394217 Document Type: Technical Report Activity Type: Completed Activities Date Completed: 1/9/1998 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: DTSC Letter - Response to Comments - Public Participation Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394900 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 11/6/1997 Comments:						

Land Use Restrictions

Area:
Sub Area:
Title/Description: Deed Restriction-Rosen's property
Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?cmd=radocuments&global_id=19360068&enforcement_id=6009544
Site Management Req: ASPHALT COVER NOT TO BE DISTURBED WITHOUT APPROVAL
 DAY CARE CENTER PROHIBITED
 ELDER CARE CENTER PROHIBITED
 HOSPITAL USE PROHIBITED
 LAND USE COVENANT

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
					NO EXCAVATION OF CONTAMINATED SOILS WITHOUT AGENCY REVIEW AND APPROVAL NOTIFY AFTER CHANGE OF PROPERTY OWNER NOTIFY DAMAGES TO REMEDY AND MONITORING SYSTEMS UPON DISCOVERY NOTIFY PRIOR TO SUBSURFACE WORK PUBLIC OR PRIVATE SCHOOL FOR PERSONS UNDER 21 PROHIBITED RESIDENCE USE PROHIBITED	
					Date Recorded: 11/5/2009	
					Area:	
					Sub Area:	
					Title/Description: Deed Restriction-UP property	
					Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?cmd=radocuments&global_id=19360068&enforcement_id=6017334	
					Site Management Req: ASPHALT COVER NOT TO BE DISTURBED WITHOUT APPROVAL DAY CARE CENTER PROHIBITED ELDER CARE CENTER PROHIBITED HOSPITAL USE PROHIBITED LAND USE COVENANT NO EXCAVATION OF CONTAMINATED SOILS WITHOUT AGENCY REVIEW AND APPROVAL NOTIFY AFTER CHANGE OF PROPERTY OWNER PUBLIC OR PRIVATE SCHOOL FOR PERSONS UNDER 21 PROHIBITED RESIDENCE USE PROHIBITED	
					Date Recorded: 11/5/2009	
					<u>Community Involvement Documents</u>	
					OU Name:	
					Area:	
					Title/Description: Fact Sheet # 2	
					Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394199	
					Document Type: Fact Sheet	
					Document Date: 2/1/2001	
					Document Group: FACT SHEETS	
					OU Name:	
					Area:	
					Title/Description: Communication Plan and Coordination Plan	
					Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393380	
					Document Type: Public Participation Plan	
					Document Date: 8/18/2005	
					Document Group: PROJECT RELATED DOCUMENTS	
					OU Name:	
					Area:	
					Title/Description: Response to Community Assessment Questionnaire	
					Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394864	
					Document Type: Community Profile	
					Document Date: 7/20/1996	
					Document Group: PROJECT RELATED DOCUMENTS	
					OU Name:	
					Area:	
					Title/Description: Revised Public Participation Plan	
					Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394983	
					Document Type: Public Participation Plan	
					Document Date: 8/1/2004	
					Document Group: PROJECT RELATED DOCUMENTS	
					OU Name:	
					Area:	
					Title/Description: Public Participation Plan	
					Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393845	
					Document Type: Public Participation Plan	
					Document Date: 7/15/1997	
					Document Group: PROJECT RELATED DOCUMENTS	
					OU Name:	
					Area:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title/Description:		Fact Sheet # 3 - Proposed Cleanup of Soil and Groundwater Monitoring				
Title/Description URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394985				
Document Type:		Fact Sheet				
Document Date:		10/1/2004				
Document Group:		FACT SHEETS				
OU Name:						
Area:						
Title/Description:		Fact Sheet # 1 - Remedial Investigation				
Title/Description URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394201				
Document Type:		Fact Sheet				
Document Date:		7/1/1997				
Document Group:		FACT SHEETS				

43	7 of 8	SE	0.25 / 1,316.27	180.46 / -26	ROSEN'S ELECTRICAL EQUIPMENT 8226 E. WHITTIER BLVD. PICO RIVERA CA 90660	ENVIROSTOR
Estor/EPA ID:	19360068	Assembly District:		58		
Site Code:	300369, 301279	Senate District:		32		
Nat Priority List:	NO	Permit Renewal Lead:				
APN:	6348-021-006, 6348021006	Public Partici Spclst:		ERGLAE GOMEZ		
Census Tract:	6037500700	Project Manager:		DON INDERMILL		
Site Type:	STATE RESPONSE OR NPL	County:		LOS ANGELES		
Address Description:	8226 E. WHITTIER BLVD.	Latitude:		34.0058026685508		
Office:	CLEANUP CHATSWORTH	Longitude:		-118.095742164461		
Special Program:		Acres:		2 ACRES		
Funding:	RESPONSIBLE PARTY	Supervisor:		ANDRES CANO		
Cleanup Status:	CERTIFIED / OPERATION & MAINTENANCE AS OF 5/11/2021					
Cleanup Oversight Agencies:	DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY					
School District:						
Past Use that Caused Contam:	EQUIPMENT/INSTRUMENT REPAIR, JUNKYARD, RECYCLING - OTHER, RECYCLING - SCRAP METAL, TRANSFORMER REPAIR					
Potential Media Affected:	AQUIFER USED FOR DRINKING WATER SUPPLY AFFECTED, SOIL					
Potential Contamin of Concern:						

DIOXIN (AS 2,3,7,8-TCDD TEQ)
POLYCHLORINATED BIPHENYLS (PCBS)
VOLATILE ORGANICS (8260B VOCS)

Site History:

The property is located at 8226 East Whittier Boulevard in Pico Rivera, California, bounded by Whittier Boulevard on the north, Van Norman Road on the west, the Union Pacific Railroad (UPRR) 12-15-foot elevated tracks on the south.

The Site is largely flat, at an elevation of approximately 170 feet above mean sea level, in an urbanized alluvial plain in the Los Angeles Basin. The Site is surrounded to the west and south by industrial facilities and to the north by small business, residences and a church.

From 1948 to the 1980s, REEC and its predecessor(s) reclaimed copper from the cores of used electrical transformers. Used old or surplus transformers were obtained from entities, including but not limited to, utility companies, municipalities and the federal government. On occasion, oils from transformers were released into the environment as the transformers were handled, reclaimed and/or stored. Because of operations at the former facility, surface and subsurface soils were impacted with hazardous wastes such as polychlorinated biphenyls (PCBs), petroleum hydrocarbons, volatile organic compounds (VOCs), metals, dioxins and furans. These compounds were found in different matrix media as result of waste discharge to the surface. Previously investigations performed at the former Facility associated the presence of these compounds in different matrix media to oils from transformers formerly serviced at the site, maintenance activities and fugitive dust from on-site furnaces used to remove materials from recyclables.

Transformers were handled and stored on and adjacent to the former unpaved area located in the southeastern quadrant of the former Facility. Recycling furnaces were located approximately 70 feet (ft.) from the southeastern quadrant of the former Facility. REEC relocated its operation from the Site in 2008. On or about July 6, 2010, the REEC's property was sold to Whittier Pine LLC by TC Pan (Whittier Pine LLC) and leased to Pacific Eagle Construction Supply Inc. (Pacific Eagle). Currently, the Site is used as a storage yard and staging area.

Site Regulatory History Regarding to the Presence of PCBs at the Site:

- From April 2, 1975 to March 30, 1983, City of Pico Rivera issued three Notices of Violations and Orders to Comply to the facility.
- On April 7, 1975, Los Angeles Regional Water Quality Control Board (LARWQCB) notified REEC that discharges of water used to cool transformers during copper recovery operations into an adjacent drainage ditch was not in accordance with the California Water Code.

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev/Diff (ft)</i>	<i>Site</i>	<i>DB</i>
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- On April 6, 1981, Department of County Engineer – Facilities Sanitation Division issued an investigation report that wastewater from transformer washing operation was been discharged to the ground.
 - On July 8, 1981, County of Los Angeles, Office of the District Attorney, Consumer and Environment Protection Division, notified the facility that the County of Los Angeles would file a lawsuit against REEC due multiple violations of Section 17200 of the California Business and Professions Code and have indicated that soil samples collected at the facility reported concentrations of PCBs ranging from 92 to 21,000 mg/kg.
 - On January 10, 1984, USEPA, Region 9, issued a Toxic Substances Control Act (TSCA) PCB Investigation Report. The report indicated potential violations according to 40 CFR 761.180, since no annual document had been prepared for 1981, 1982 and 1983 covering shipments of PCB-contaminated soil and PCB capacitors.
 - On March 27, 1984, County of Los Angeles, Department of Health Services issued a letter directing the facility to comply with California Health and Safety Code (HSC) sections 25189 and 25191.
 - On June 22, 1984, State of California- Health and Welfare Agency, Department of Health Services issued a Notice of Violation and Directive to Comply to the facility.
 - On January 1986, State of California- Health and Welfare Agency, Department of Health Services issued a Preliminary Assessment Summary. This document indicated that was unknown whether the Site had been adequately assessed for removal of contaminated soils. Off-site subsurface contamination was assessed as potentially extensive because of the facility's historical discharges of wastewater into the unlined Arroyo Ditch.
 - On June 17, 1986, Ecology and Environment performed a site inspection under USEPA contract no. 68-01-6692. Inspection recommendations included referral of the Site to the United States Environmental Protection Agency (USEPA)'s enforcement section for possible TSCA violations, and referral to the local Health Department for additional sampling activities.
 - On May 5, 1993, DTSC assumed lead agency status for REEC facility based on the fact there is known groundwater contamination and LARWQCB refused to accept oversight alleging that the environmental concerns at the subject property was more related to exposures and potential risk from soil and equipment contaminations, not groundwater concerns.
 - On February 2, 1996, DTSC issued an Imminent and Substantial Endangerment Determination and Order and Remedial Action Order's (I&SE-RAO), Docket No. I&SE-RAO 05/06-002 to the Respondent (REEC). The purpose of this Order was to ensure that any release or threatened release of hazardous substances to the air, soil, surface water and ground water at or from the Site would be thoroughly investigated and that a plan to take appropriate removal/remedial actions would be prepared. DTSC alleged that the Responsible Party (REEC) and several other parties were potentially responsible for the contamination of the Site.
 - From August 1997 through August 1999, a formal remedial investigation (RI) was conducted at the Site. Results from the RI indicated that the lateral and vertical extent of PCBs-impacted soil in the former unpaved area in the southeast quadrant was consistent with localized releases from previous operations at the facility. Released oil containing PCBs locally infiltrated the former unpaved area and seeped vertically into the deeper sandy soil vadose zone. The RI data indicated that the vertical distribution of PCBs with concentrations above 10 mg/kg extended to 60 feet below grade surface (bgs) near monitoring well RMW-2 and boring BD-1 (later converted into monitoring well RDW-1). The presence of PCBs in the porous media at a depth below the ground water was interpreted in the RI as result of past spills at periods of deep groundwater levels, due to recurrent groundwater piezometric elevation fluctuations, consequently, promoting a large smear profile area and inducing downward vertical transport of PCBs.
 - The final Remedial Investigation/Feasibility Study (RI/FS) Report was submitted to the DTSC in October 1999, and was approved by the DTSC on June 18, 2000. A Remedial Action Plan (RAP) was submitted to DTSC in August 2003. The remedial actions proposed in the RAP included excavation and removal of PCB contaminated soils beneath specific areas of the Site, installation of an engineered cap, placement of a deed restriction on the property where contamination would be left in place at levels that prevent unrestricted use, and groundwater monitoring. The chosen remedy was implemented on both facility's area of concerns (AOC)#1 (the south-central portion of the former unpaved area located in the southeast corner of the Facility) and AOC#2 (along a surface drainage path adjacent to the south of the REEC's property within the railroad right-of-way). The RAP was approved by DTSC on December 16, 2004.
 - On July 19, 2005, DTSC issued an I&SE-RAO, Docket No. I&SE-RAO 95/96-002, to the Respondents: REEC, Aaron Berman, an individual, Berman Steel Company, Pacific Gas and Electric Company, Southern California Edison Company, San Diego Gas and Electric, City of Anaheim, City of Los Angeles Department of Water and Power, City of Pasadena Water and Power Department, Sacramento Municipal Utility District and United States of America, by and through the Defense Logistics Agency. The Order determined that the Respondents must continue interim groundwater monitoring in accordance with DTSC's approved RAP, furnishing a Public Participation Plan, provide a Remedial Design (RD) describing in detail the technical and operational plans for implementation of the Final RAP, implementation of Final RAP, O&M requirements in accordance with the Final RAP and Five-Year Review to review and reevaluate the remedial action after a period of 5 years from the date of completion and every 5 years thereafter.
- Because the Site will remain as an industrial parcel for foreseeable future, the Non-Governmental Respondents selected soil excavation of impacted soils at the two areas of concerns, off-site disposal of the unearthed soil materials to permitted facility(s) (landfill), installation of an engineering cap on both areas of concerns (AOCs), placement of a deed restriction on the properties where contamination will be left in place to allow oversight access to conduct groundwater monitoring and restrict beneficial end use. Additionally, long term post-closure groundwater monitoring and maintenance of AOC#1 and AOC#2 engineering caps were recommended to preclude unacceptable impacts to groundwater quality.
- The RAP was implemented from September 2006 through February 2007 and involved the removal and off-site disposal of some of the contaminated soil to permitted facility(s) (landfill). Both AOC#1 and AOC#2 excavation areas were backfilled with clean fill to meet requirements set forth on October 2001 DTSC's fact sheet "Information Advisory – Clean Fill Material", and covered with engineered surface cap.

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev/Diff (ft)</i>	<i>Site</i>	<i>DB</i>
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Following excavation and back filling with clean soil, areas designed as AOCs were covered with an impermeable engineering cap. Final Closure Report was submitted to DTSC in April 2007 and approved in September 2007.

According to 2007 Final Closure Report, construction of AOC#1 engineered cap included final site grading, placement of cap foundation layer, base layer, and asphalt cover and associated drainage structures. Prior to placement of low permeability asphalt material at the areas of concern, a test batch was conducted at the asphalt batch plant and tested for conformance with the design mix and performance specifications. Testing results indicated that batch material met the performance for permeability, but had a lower than desired structural stability. Further, due to narrow space availability for construction within AOC#2, an alternate approach for achieving the cap permeability requirements was implemented. As a result, a double-coat pavement seal was placed over the low permeability mix asphalt in AOC#2. It was assumed that due to AOC#2 is in a non-traffic area, the seal coat would not experience any wear from point surface loads, such as vehicles.

- On October 12, 2009, a Covenant to restrict the use of a limited portion of former REEC property was made by and between Boardwalk Company, LLC (previous Site Owner) and DTSC pursuant to Civil Code section 1471. The restricted areas were located in the areas now generally bounded by a drainage ditch on the east, the northern boundary of the transformer repair building on the north, the machine shop on the west, and the UPRR's Right of Way on the south, containing the area referred to as AOC#1.

- On October 28, 2009, a Covenant to restrict the use of property was made by and between the UPRR and DTSC pursuant to Civil Code section 1471. The property is a portion of Covenantor's railroad Right of Way, which is also generally describes as Los Angeles County Assessor's Parcel No. 6348-021-807, containing the area referred to as AOC#2.

- On November 30, 2009, DTSC, Non-Governmental Respondents, Local Governmental Respondents, and Federal Governmental Respondent entered into an Operation and Maintenance Consent Agreement (Consent Agreement), Docket No. HAS-CA 08/09-130, pursuant to HSC sections 25355.59a(1)(C), 58009, and 58010, and sections 113(f)(2) and 113(f)(3)(B) of Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The Consent Agreement directed that the Non-Governmental Respondent shall be responsible for carrying out all activities and obligations determined in the O&M Plan that was submitted to DTSC in April 2007 and approved in September 5, 2007. Among the scheduled activities listed in the O&M Plan; ground water shall be monitored annually; groundwater wells (alternative point of compliance wells) shall be inspected semi-annually; final cover shall be inspected quarterly in the first year, semi-annually in the second and third years, and from the fourth year forward, annually; drainage system inspection shall be conducted on a quarterly basis; and the Non-Governmental Respondents shall review and reevaluate the remedial action after a period of 5 years from the date of completion and every 5 years thereafter.

- On June 15, 2010, DTSC issued a Removal Action Certification Form. DTSC determined that all appropriate removal/remedial action were completed and that all acceptable engineering practices implemented; however, the Site requires ongoing O&M and monitoring efforts according to the approved 2009 O&M Plan. O&M activities have been performed at the Site pursuant to 2005 I&SE-RAO and 2009 Consent Agreement, which includes annual groundwater monitoring, maintenance of groundwater monitoring systems, inspection and maintenance of the engineered asphalt cap, monitoring and maintenance of settlement monuments and drainage system inspection and maintenance, as well as associated reporting to DTSC. Alternative point of compliance wells have been monitored since 1999 and O&M activities, including post-closure monitoring and maintenance of AOC#1 and AOC#2, have been performed at the Site since February 2007, subsequent to completion of PCBs impacted soils removal and AOC capping activities.

Alternative point of compliance wells consist of five (5) monitoring wells. RMW-2 is located within the limits of the AOC#1 capped area. RMW-4 is located just beyond the southwestern facility boundary. RMW-5 is located to the southwest of the former Facility, south of RMW-4 and approximately 340 ft. from RMW-2. RMW-6 is located just beyond the northwestern facility boundary. RMW-7 is located approximately 320 ft. beyond the south.

Based on the information provided in the 2016 FYR Report, DTSC has concurred with the Non-Governmental Respondents' determination that: (i) the implemented remedy continues to be protective of human health; and (ii) the asphalt cover installed in the AOC#1 is currently preventing surface water infiltration that would promote/enhance percolation of chemical of concerns that may reside/be present in the unsaturated porous media beneath the asphalt cover.

Asphalt cover installed in AOC#2 was rectified to ensure that the remedy functions as intended. The following repairing actions were conducted at AOC#2: (i) placement of seal coat or binder in a gap between the REEC's southern perimeter wall and the ground surface along the AOC#2 northern limits; (ii) cleaning out gravels/vegetation that have been deposited/grown in the culvert outlets that transect the UPRR elevated rail track adjacent to the AOC#2 southern limits; and (iii) resealing the asphalt cover 2.

Groundwater elevations have decreased to levels below the alternative point of compliance (POC) monitoring wells' screens. Since 2014 this has prevented the Non-Governmental Respondents from collecting environmental groundwater samples to determine whether the remedy's objectives of protecting groundwater quality are being met.

Status:	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS
A2 Program Type:	STATE RESPONSE
CalEnviroScreen Score:	76-80%
Summary Link:	https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=19360068

Land Use Restrictions

Site Management Requirements:	ASPHALT COVER NOT TO BE DISTURBED WITHOUT APPROVAL DAY CARE CENTER PROHIBITED ELDER CARE CENTER PROHIBITED HOSPITAL USE PROHIBITED LAND USE COVENANT
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
					NO EXCAVATION OF CONTAMINATED SOILS WITHOUT AGENCY REVIEW AND APPROVAL NOTIFY AFTER CHANGE OF PROPERTY OWNER NOTIFY DAMAGES TO REMEDY AND MONITORING SYSTEMS UPON DISCOVERY NOTIFY PRIOR TO SUBSURFACE WORK PUBLIC OR PRIVATE SCHOOL FOR PERSONS UNDER 21 PROHIBITED RESIDENCE USE PROHIBITED Title: Deed Restriction-Rosen's property Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?cmd=radocuments&global_id=19360068&enforcement_id=6009544 Date Recorded: 11/5/2009 Site Management Requirements: ASPHALT COVER NOT TO BE DISTURBED WITHOUT APPROVAL DAY CARE CENTER PROHIBITED ELDER CARE CENTER PROHIBITED HOSPITAL USE PROHIBITED LAND USE COVENANT NO EXCAVATION OF CONTAMINATED SOILS WITHOUT AGENCY REVIEW AND APPROVAL NOTIFY AFTER CHANGE OF PROPERTY OWNER PUBLIC OR PRIVATE SCHOOL FOR PERSONS UNDER 21 PROHIBITED RESIDENCE USE PROHIBITED Title: Deed Restriction-UP property Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?cmd=radocuments&global_id=19360068&enforcement_id=6017334 Date Recorded: 11/5/2009	
<u>Completed Activities</u>						
					Title: Monthly Summary Report for May 2006 Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393401 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Technical Report Date Completed: 6/15/2006 Comments: Approval Letter is not available in the File Room	
					Title: Monthly Summary Report for January 2006 Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393394 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Technical Report Date Completed: 2/15/2006 Comments: Approval Letter is not available in the File Room	
					Title: Remedial Action Plan Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=5010825 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Remedial Action Plan Date Completed: 12/16/2004 Comments:	
					Title: Fact Sheet # 3 - Proposed Cleanup of Soil and Groundwater Monitoring Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394985 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Fact Sheets Date Completed: 10/1/2004 Comments:	
					Title: Soil Contamination on Union Pacific Railroad Property Adjacent to REEC	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394207 Correspondence 2/24/2000 Letter sent to UPRR notifying that soil adjacent to REEC along UPRR rail track has been characterized as impacted with PCBs	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Proposition 65 Notification https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394924 Correspondence 5/11/1999	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Rosen's Electric Equipment Company Site: Stormwater Discharges https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394909 Correspondence 1/13/1998	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					TAG Community Comment - RI/FS Workplan https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394889 Correspondence 8/15/1997	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Rosen's Electric Site: Public Participation Plan https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394882 Correspondence 5/16/1997	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					REEC - Addendum Clean-up Plan https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394244 Technical Workplan 4/27/1981	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					City of Pico Rivera - Notice of Violation and Order to Comply https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394224 Letter - Notice 4/2/1975 Notice of Violation issued by the City of Pico Rivera on April 2, 1975. Discharge of industrial waste and failure to	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
					submit plant and correct the violations.	
					Title: Removal Action Completion Report Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=5010827 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Removal Action Completion Report Date Completed: 6/11/1996 Comments:	
					Title: Quarterly Progress Report No. 01 Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394858 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Technical Report Date Completed: 4/30/1996 Comments:	
					Title: Interim Report and Site Mitigation Study Report Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394381 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Feasibility Study Report Date Completed: 7/12/1990 Comments: Approval Letter is not available in the Repository File Room	
					Title: Site Assessment and Mitigation Work Plan Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394334 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Technical Workplan Date Completed: 2/1/1990 Comments:	
					Title: EPA Cover Letter - Inspection Report C(86)C125 - report was prepared by Ecology and Environment under contract to the EPA Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394327 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Correspondence Date Completed: 8/4/1986 Comments: Subject Report is not available in the Chatsworth Repository File Room	
					Title: County of Los Angeles - Fire Department - Possible Employee Exposure to PCBs Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394359 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Correspondence Date Completed: 2/7/1992 Comments:	
					Title: REEC Self Monitoring and Reporting Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394289 Area Name: Area Link: Sub Area: Sub Area Link:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:		Correspondence				
Date Completed:		7/18/1983				
Comments:		Letter sent on June 18, 1983 - Report are not available in the Repository File Room				
Title:		REEC Self Monitoring and Reporting				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394266				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		6/30/1982				
Comments:						
Title:		County of Los Angeles - Office of the District Attorney - Decision of not Initiate a Lawsuit -				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394947				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/22/1982				
Comments:						
Title:		REEC Self Monitoring and Reporting				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394209				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/4/1982				
Comments:		Letter sent on January 4, 1982 - Report is not available in the Repository File Room				
Title:		Additional Site Characterization/Exploratory Boring Adjacent to RMW-2				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60431518				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Fieldwork				
Date Completed:		12/8/2017				
Comments:		Field activity completed on December 8, 2017				
Title:		Tribal Cultural Resource Request for Outreach				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60431504				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Work Notice				
Date Completed:		11/13/2017				
Comments:		Tribal consultation occurred on October 25, 2017				
Title:		2015 REEC Annual Site Inspection Report - DTSC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60381226				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Land Use Restriction - Site Inspection/Visit				
Date Completed:		4/6/2016				
Comments:						
Title:		Review of RTC to DTSC Letter December 2, 2015				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60405514				
Area Name:						
Area Link:						
Sub Area:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/5/2016				
Comments:		Letter issued on 2/5/2016				
Title:		Site code Correction to Docket No. HSA-CA 08/09-130				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60403506				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Amendment - Order/Agreement				
Date Completed:		12/2/2015				
Comments:		Notification Letter issued on December 2, 2015				
Title:		Rosens Electrical Equipment O&M Financial Assurance				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60388290				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Financial Assurance Documentation				
Date Completed:		11/18/2015				
Comments:						
Title:		2013 REEC Annual Site Inspection Report				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Land Use Restriction - Site Inspection/Visit				
Date Completed:		10/11/2013				
Comments:		Completed. Capped area in AOC1 is in good shape though drums on site. AOC2 is in bad shape. Clarifer is open. See report				
Title:		2011 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390752				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		1/10/2012				
Comments:		During calendar year 2011, site inspections were performed on February 25, May 27, September 2 , and November 22. Other activities performed during the 2011 calendar year included groundwater monitoring on March 17 and 18, 2011 and surveying of settlement markers on September 14, 2011.				
Title:		Proposed Change in Groundwater Monitoring Schedule				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393448				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		11/29/2007				
Comments:		Letter submitted on November 29, 2007				
Title:		Monthly Summary Report for February 2007				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393420				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		3/15/2007				
Comments:		Approval Letter is not available in the File Room				
Title:		Monthly Summary Report for January 2007				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393418	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		Technical Report			DHS - Hazardous Materials Sample Analysis Request https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394305	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		Other Report			County of Los Angeles_Department of County Engineer_Project Planning and Pollution Control Division _ Inspection Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394283	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		Other Report			City of Pico Rivera - Notice of Violation and Order to Comply https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394278	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		Letter - Notice			Notice of violation indicated that REEC shall immediately cease and desist discharging water to the dirt trench at the east boundary of the property.	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		Monthly Summary Report for March 2006			Monthly Summary Report for March 2006 https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393397	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		Technical Report			Technical Report 4/17/2006 Approval Letter is not available in the File Room	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		Project Engineer Designation				
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		Correspondence			Correspondence 12/15/2005 Approval Letter is not available in the File Room	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed:		Monthly Summary Report for November 2005			Monthly Summary Report for November 2005 https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393390	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed:		Technical Report			Technical Report 12/15/2005	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:		Approval Letter is not available in the File Room				
Title:		Remedial Action Plan - REEC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394940				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Remedial Action Plan				
Date Completed:		1/10/2002				
Comments:						
Title:		Intergovernmental Agency Consultation Request Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393981				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		12/1/2000				
Comments:		Approval letter is not available in the Repository File Room				
Title:		Notice of Proposed Determination of Noncompliance with Order I&/SE 95/96-003				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394928				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		11/9/1999				
Comments:						
Title:		DTSC Letter - Stormwater Discharge				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394927				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		8/5/1999				
Comments:						
Title:		DTSC Letter Review - Stormwater Discharge Control Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394922				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/2/1998				
Comments:						
Title:		Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390759				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		6/28/2019				
Comments:		Annual Site report is accepted				
Title:		Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390758				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Completed:		6/21/2018				
Comments:						
Title:		Response to DTSC Correspondence Dated February 5 2016				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60407713				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		3/31/2016				
Comments:						
Title:		Memorandum - South Coast Air Quality Management District Investigation of Furnace				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394915				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		3/3/1998				
Comments:						
Title:		Proposal of Remedial Plan for Containment of Oil along driveway				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394248				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Workplan				
Date Completed:		6/17/1981				
Comments:						
Title:		County of Los Angeles Department of Industrial Relation - Division of Occupation Safety and Health - Complaint of Unsafe Condition				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394242				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		4/7/1981				
Comments:						
Title:		California Regional Water Quality Control Board - Los Angeles Region - Non Compliance of Wastewater Discharge				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394225				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/7/1975				
Comments:		Letter issued by California Regional Water Quality Control Board - Los Angeles Region - notifying no compliance on wastewater discharges				
Title:		Transmittal Letter to USEPA - Notification of Residual Presence of PCBs in Soil and Ground Water				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60405515				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/5/2016				
Comments:		Letter issued on 2/5/2016				
Title:		Annual DTSC Oversight Cost Estimate FY2015_2016				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60400322				
Area Name:						
Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area:						
Sub Area Link:						
Document Type:		Annual Oversight Cost Estimate				
Date Completed:		9/10/2015				
Comments:		cost estimate completed				
Title:		2011 Annual Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60389711				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		7/8/2011				
Comments:		RP did not submit a revised report accordingly to DTSC letter request				
Title:		Deed Restriction-Rosen's property				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=6009544				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Land Use Restriction				
Date Completed:		11/5/2009				
Comments:		The Rosen's RP group has not reached agreement on the documents.				
Title:		O & M Agreement				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=6009545				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation & Maintenance Order/Agreement				
Date Completed:		10/30/2009				
Comments:		O& M Agreement signed which includes Trust Agreement for "Non-governmental parties" to fund O & M.				
Title:		Remedial Action Implementation				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Fieldwork				
Date Completed:		2/9/2007				
Comments:		PCB contaminated soil excavated to 20 feet. Six thousand five hundred tons of PCB contaminated soil was excavated and disposed to Kettleman Hills disposal facility. Five thousand gallons of PCB and 1,1-DCE wash water was soil also removed from site. Engineered asphalt cap placed on the southeat corner of the Rosen's property and alsa on Union Pacific Railroad property.				
Title:		Individual Grant Deed _Irvin Rosen				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393316				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Financial Assurance Documentation				
Date Completed:		8/31/1990				
Comments:						
Title:		Preliminary Assessment Summary				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393314				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Preliminary Assessment Report				
Date Completed:		1/3/1986				
Comments:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title:		REEC Self Monitoring and Reporting				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394323				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		7/6/1984				
Comments:		Letter sent on July 6, 1984. Subject report is not available in the Repository File Room				
Title:		Notice of Violation and Directive to Comply				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394320				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		6/22/1984				
Comments:		DHS issued a Notice of Violation as result of an field inspection held on June 18, 1984 which revealed that the subject facility was transporting, storing and disposing hazardous waste in violation of the Hazardous Waste Control Law (Section 25100 et seq H & S code)				
Title:		Memorandum - Census and Geographical Data - City of Pico Rivera and Montebello				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393862				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/11/1994				
Comments:		Memorandum indicated resident population in cities of Pico Rivera and Montebello				
Title:		Hazardous Substance Information Request Addendum				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393848				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Information Request Letter				
Date Completed:		12/2/1993				
Comments:						
Title:		Site Screening				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Site Screening				
Date Completed:		7/28/1993				
Comments:		LA County referred site to DTSC for state oversight on March 3, 1993. The county was responsible for the oversight of investigations over the last three years. The referral is based on the state's experience with GW investigations. Investigations indicate soil contamination as high as 2400 ppm, 17 ppb of PCB degradation products (ie. 1,4 - dichloro- benzene) in GW, and C12-C30 chains of oil as deep as twenty feet bgs in the saturated zone.				
Title:		DHS Letter Report - PCB Contaminated Soil				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394297				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		3/27/1984				
Comments:						
Title:		REEC - Stormwater Maintenance Activities				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394271				
Area Name:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/12/1983				
Comments:		Letter notify that due to heavy storm event, storm water overflow towards the Arroyo Ditch along the property				
Title:		Well Installation Workplan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60431516				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Well Installation Workplan				
Date Completed:		5/25/2018				
Comments:						
Title:		Annual DTSC Oversight Cost Estimate FY 2017/2018				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60431503				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Annual Oversight Cost Estimate				
Date Completed:		8/18/2017				
Comments:						
Title:		Annual DTSC Oversight Costs Estimate FY 2016/2017				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60418226				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Annual Oversight Cost Estimate				
Date Completed:		9/29/2016				
Comments:						
Title:		Termination of O&M Trust Agreement related to DTSC Consent Agreement HSA-CA 08/09-130				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60405708				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Financial Assurance Documentation				
Date Completed:		2/10/2016				
Comments:						
Title:		Response to required Financial Assurance documents				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60392974				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/26/2015				
Comments:		Email sent to Responsible Party addressing submitted questions.				
Title:		2009 Annual Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60389719				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		2/27/2015				
Comments:		Draft Document was accept as final. Any discrepancy will be addressed in future monitoring reports				
Title:		2013 Annual Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393971				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Name:					Operation and Maintenance Report	
Area Link:					5/31/2013	
Sub Area:					Approval letter is not available in the Repository File Room	
Sub Area Link:						
Document Type:					Removal Action Certification Form	
Date Completed:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393454	
Comments:						
Title:					Certification	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393454	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Certification	
Date Completed:					6/15/2010	
Comments:					Removal Action Certification Form was signed on June 15, 2010	
Title:					Certification	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=5010822	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Certification	
Date Completed:					11/17/2009	
Comments:					Site was certified.	
Title:					Monthly Summary Report for April 2006	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393399	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Technical Report	
Date Completed:					5/15/2006	
Comments:					Approval Letter is not available in the File Room	
Title:					Remedial Action Completion Report	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=6011912	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Remedial Action Completion Report	
Date Completed:					9/5/2007	
Comments:					The report details the remediation activities which included excavation and off-site disposal of PCB-contaminated soil and placement of engineered caps on the southeastern portion of the Rosen's property and also on the Union Pacific railroad property adjacent to Rosen's.	
Title:					Monthly Summary Report for April 2007	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393425	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Technical Report	
Date Completed:					5/15/2007	
Comments:					Approval Letter is not available in the File Room	
Title:					Notice of Proposed Determination of Non-Compliance with Imminent and Substantial Endangerment Determination and Remedial Action Order No. I&SE - RAO 05/06-002	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393377	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Letter - Notice	
Date Completed:					12/5/2005	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:		Letter issued on December 5, 2005				
Title:		Monthly Summary Report for October 2005				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393384				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		11/15/2005				
Comments:		Approval Letter is not available in the File Room				
Title:		Imminent & Substantial Endangerment Order and Remedial Action Order				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=6011291				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Imminent and/or Substantial Endangerment Order				
Date Completed:		7/19/2005				
Comments:		Order Issued.				
Title:		Workplan for Investigation to Support Remedial Action Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394979				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Workplan				
Date Completed:		3/28/2003				
Comments:						
Title:		City of Los Angeles - Office of the City Attorney - Review of Documents				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394978				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/11/2003				
Comments:						
Title:		2000 Groundwater Montioring Report - First Quarter				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393973				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Monitoring Report				
Date Completed:		6/28/2000				
Comments:		Approval letter is not available in the Repository File Room				
Title:		Groundwater Contamination on and Adjacent to REEC Facility				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394206				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/24/2000				
Comments:		Letter sent to several state agencies notifying that groundwater has been impacted with PCB on and adjacent to REEC Facility				
Title:		Latham & Watkins Letter - Field Activities Adjacent to REEC Site				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394921				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:		Correspondence				
Date Completed:		8/25/1998				
Comments:						
Title:		Request for Approval - Groundwater Monitoring Well Installation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394904				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Well Installation Workplan				
Date Completed:		1/29/1998				
Comments:						
Title:		DTSC Letter - Response to Comments - Public Participation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394900				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		11/6/1997				
Comments:						
Title:		Public Participation Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393845				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Public Participation Plan / Community Relations Plan				
Date Completed:		7/15/1997				
Comments:		Approval letter is not available in the Repository File Room				
Title:		Underground Storage Tank Case Closure - REEC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394874				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		No Further Action Letter				
Date Completed:		2/6/1997				
Comments:		No Further Action Letter issued by Los Angeles Regional Water Quality Control Board				
Title:		County of Los Angeles Department of County Engineer - Sanitation Division - Investigation Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394238				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		4/6/1981				
Comments:						
Title:		Request to Align Groundwater Monitor Program with Other Site Activities				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394857				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/12/1996				
Comments:		Request was made in order to assure that the proposed groundwater monitoring activity was undertaken pursuant to the guiding documents (i.e., Health and Safety Plan, Quality Assurance Project Plan and Sampling and Analysis Plan) which were required to be submitted with the RI/FS Workplan				
Title:		Consent Order				
Title Link:						
Area Name:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Consent Order				
Date Completed:		2/26/1996				
Comments:		A consent order was signed between DTSC and 9 of the 10 PRPs for the site. The I&S/E Order was recinded for all those signing the consent order. The I&S/E order remains in effect for the 1 PRP not signing.				
Title:		New Individual for Southern California Edison Company's Sevice of Process				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394400				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		10/4/1995				
Comments:		Letter issued by Southern California Edison Company indicating a new individual for service process				
Title:		Ralph Stone Cover Letter - Status Report for Investigation and Cleanup of Contaminated Soils				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394346				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/26/1990				
Comments:		Letter Report submitted on December 26, 1990				
Title:		Ecology and Environment - Comments to Call received from REEC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394326				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		8/5/1986				
Comments:		Letter provided comments in regards to a call from REEC indicating concerns about Site Inspection Report, dated June 16, 1986.				
Title:		Remedial Planning and Field Investigation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393819				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		4/29/1986				
Comments:		Approval letter is not available in the Repository File Room				
Title:		Memorandum of Meeting held on November 17, 1994				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394397				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		11/29/1994				
Comments:		Memorandum of a meeting held on November 17, 1994 among DTSC's representatives and representatives from seven companies or municipalities which sent large numbers of electrical transformers to the REEC Facility.				
Title:		Proposal for Work Plan for Sampling Concrete Surfaces for PCB Contamination				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394356				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Workplan				
Date Completed:		11/13/1991				
Comments:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title:		Addendum to Site Mitigation Feasibility Study				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393823				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		8/22/1991				
Comments:		Approval letter is not available in the Repository File Room				
Title:		Groundwater Monitoring Well Installation - Field Schedule Information				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394352				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/7/1991				
Comments:						
Title:		Proposal Sampling Procedure for PCBs in Concrete				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394351				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/28/1991				
Comments:		Proposal Letter submitted on February 28, 1991. DTSC comments regarding subject letter is not available in the Repository File Room				
Title:		Removal and Remedial Preliminary Assessment				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393979				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		8/1/2000				
Comments:		Approval letter is not available in the Repository File Room				
Title:		DTSC Letter Review - Draft RI/FS Workplan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394914				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		6/28/2000				
Comments:						
Title:		Technical Memorandum No. 1 - Proposed Additional Offsite Soil Sampling				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394936				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		6/20/2000				
Comments:						
Title:		DTSC Letter - Risk Assessment Issues				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394931				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Completed:		2/2/2000				
Comments:						
Title:		C2REM Letter - Sampling Status and Availability of Samples				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394917				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/10/1998				
Comments:						
Title:		Administrative Record List				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394912				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		2/6/1998				
Comments:						
Title:		DTSC Letter- Current Status Update - Manzanar Action Committee				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394911				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/23/1998				
Comments:						
Title:		REEC Field Sampling Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394217				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		1/9/1998				
Comments:						
Title:		UPRR Right of Entry - Draft				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394895				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		10/20/1997				
Comments:		Only a Draft document is available in the Repository File Room				
Title:		Toxics Assessment Group - Request of Clarification				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394884				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		7/29/1997				
Comments:						
Title:		Fact Sheet # 1 - Remedial Investigation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394201				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:		Fact Sheets				
Date Completed:		7/1/1997				
Comments:						
Title:		South Coast Air Quality Management District - Permit to Operate				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394871				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		11/1/1996				
Comments:						
Title:		Los Angeles County DHS - Supplemental Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394253				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		11/1/1981				
Comments:						
Title:		California Hazardous Waste Manifest				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394246				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		4/30/1981				
Comments:						
Title:		County of Los Angeles _Department of County Engineer _Project Planning and Pollution Control Division _				
Title Link:		Inspection Report				
Area Name:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394240				
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		4/7/1981				
Comments:						
Title:		Draft RI/FS Work Plan - Cover Letter				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394861				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/31/1996				
Comments:		Cover Letter of submitted Draft RI/FS Work Plan prepared by Fluor Daniel Environmental				
Title:		Designated Project Enginner/Geologist - REEC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394856				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/12/1996				
Comments:		Fluor Daniel Environmental Services was selected by REEC to act on their behalf as Project Engineer				
Title:		Limited Access Requirement - REEC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394854				
Area Name:						
Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/4/1996				
Comments:		Letter issued by C2REM				
Title:		Notice - Draft Consent Order for REEC Site				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393859				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		4/10/1995				
Comments:		Notice letter sent to several responsible parties - April 7 and 10, 1995				
Title:		Proposal for Site Investigation to Determine Lateral Extent of Soil Contaminated with PCB				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394350				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/8/1991				
Comments:		Proposal Letter submitted on February 8, 1991. DTSC comments regarding subject letter is not available in the Repository File Room				
Title:		Screening Site Inspection Reassessment				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394339				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Site Screening				
Date Completed:		7/13/1990				
Comments:						
Title:		Letter Report - Disposal of PCB Contaminated Soil in Roll-off Bin				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394336				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		9/25/1989				
Comments:						
Title:		County of Los Angeles_Department of County Engineer_Project Planning and Pollution Control Division _				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394293				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		12/9/1983				
Comments:						
Title:		DHS - Hazardous Materials Sample Analysis Request				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394281				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		4/8/1983				
Comments:						
Title:		California Regional Water Quality Control Board - Los Angeles Region - NO APPROVAL - Stormwater Discharge				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		and Waste Spillage https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394257 Correspondence 3/8/1982				
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		2015 Annual Site Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60405340 Operation and Maintenance Report 4/18/2016				
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		2014 Annual Site Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60395390 Operation and Maintenance Report 12/2/2015				
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		30-day Extension to Financial Assurance Request Letter https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60392558 Correspondence 5/11/2015 Email sent to Dean Charles, REEC Project Coordinator – de maximis, inc., allowing a 30-day extension to submit to DTSC documents related to O&M Financial Assurance Requirement. Revised closing date for document submission is June 13, 2015.				
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		Field Change Request Correspondence 2/6/2007				
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		Monthly Summary Report for November 2006 Technical Report 12/15/2006 Approval Letter is not available in the File Room				
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type:		Monthly Summary Report for July 2006 https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393405 Technical Report				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Completed:		8/15/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		Extension Request for Field Sampling Event				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393452				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		9/1/2005				
Comments:		Letter submitted on November 1, 2005				
Title:		Workplan Investigation to Support Remedial Action Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393969				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Workplan				
Date Completed:		6/5/2003				
Comments:						
Title:		Monthly Summary Report for December 2005				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393392				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		1/16/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		Proposed Material Handling Activities/Analytical Data Reports				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394946				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		10/23/2000				
Comments:						
Title:		Stormwater Montioring and Site Evaluation Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393975				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		6/1/2000				
Comments:		Approval letter is not available in the Repository File Room				
Title:		REEC Refuses to Cleanup Property Pursuant to I&SE Order 95/96-002				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394923				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/6/1999				
Comments:						
Title:		DTSC Letter - Oversight Costs				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394920				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:		Correspondence				
Date Completed:		8/14/1998				
Comments:						
Title:		Dioxin and Furan Analyses				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394918				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		8/4/1998				
Comments:						
Title:		Request for Historical and Current Manifesting Information				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394891				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		9/30/1997				
Comments:						
Title:		Hazardous Material Sample Analysis Request and Analysis				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394887				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		8/13/1997				
Comments:						
Title:		Hazardous Material Sample Analysis Request and Analysis				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394885				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		8/12/1997				
Comments:						
Title:		Application for Access to Union Pacific Railroad Property				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394890				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		8/8/1997				
Comments:						
Title:		South Coast Air Quality Management District - Permit Renewals				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394878				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		3/3/1997				
Comments:						
Title:		City of Los Angeles - Consumer and Environment Protection Division - Information about Alleging Multiple Violation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394250				
Area Name:						
Area Link:						
Sub Area:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		7/8/1981				
Comments:		Letter issued by County of Los Angeles - Consumer and Environment Protection Division. Letter indicated that there were multiple violations of existing California Code and a lawsuit will be filed against REEC				
Title:		City of Pico Rivera - Notice of Violation and Order to Comply				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394237				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		4/6/1981				
Comments:		City of Pico Rivera issued a Notice of Violation and Order to Comply : Immediately cease and desist from discharging wastewater to the ground from transformer washing operation				
Title:		Memorandum - Review of Risk Assessment of RI/FS Workplan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394870				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		10/7/1996				
Comments:						
Title:		Rosen's Electric Site: Public Participation Activities				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394863				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		7/3/1996				
Comments:		Letter presented the revised final version of community survey letter and questionnaire in English and Spanish				
Title:		Rosen's Electric Site: Fence and Post				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394860				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/22/1996				
Comments:		Letter informed that the fence and signs met all the requirement of Section 5.1.2 of the I&?SE 95/96-003				
Title:		Imminent and Substantial Endangerment Order and Consent Order - REEC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393886				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Imminent and/or Substantial Endangerment Order				
Date Completed:		2/26/1996				
Comments:		Consent Order between REEC and DTSC only				
Title:		City of Anaheim Notification Letter of Project Coordinator				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394210				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/5/1996				
Comments:		Letter sent by City of Anaheim on January 5, 1996 indicating new project coordinator				
Title:		City of Pasadena - Notification of Project Coordinator				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394208				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/2/1996				
Comments:		Letter sent by City of Pasadena on January 2, 1996				
Title:		Request of Extension				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394403				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/29/1995				
Comments:		City of Anaheim and City of Los Angeles requested extension to discuss the Imminent and Substantial Endangerment Determination and Remedial Action Order				
Title:		Request for Extension for Installation of Groundwater Monitoring Wells				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394347				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/14/1991				
Comments:		Reasons for the request was explained during scoping meeting held on January 8, 1991				
Title:		Climate Atlas of United States - June 1968				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393874				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		8/1/1988				
Comments:						
Title:		DHS Cover Letter - Ecological and Environment Site Inspection Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394328				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		9/17/1986				
Comments:		Ecological and Environment Site Inspection Report is not available in the Chatsworth File Room				
Title:		DHS - Laboratory Analysis Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394324				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		7/13/1984				
Comments:						
Title:		DHS - Statement of Facts of Investigation held June 18, 1984				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394321				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		7/1/1984				
Comments:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title:		Calsites Profile Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394388				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		6/16/1994				
Comments:						
Title:		Memorandum - Information on the Drinking Water Wells for the City of Pico Rivera - 1994				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393864				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/16/1994				
Comments:		Memorandum informed status of drinking water wells near REEC site - 1994				
Title:		Response to Cal-EPA Request for Background Information				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394362				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		7/12/1993				
Comments:		Letter sent on July 12, 1993 by Ralph Stone Company				
Title:		Communication that DTSC will be the lead agency for REEC Facility				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394361				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/5/1993				
Comments:		Letter issued by County of Los Angeles - Fire Department				
Title:		REEC Self Monitoring and Reporting				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394302				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/9/1984				
Comments:		Letter sent on April 9, 1984. Self Monitoring and Reporting is not available in the Repository File Room				
Title:		Transformers sold to REEC that allegedly did not contain mineral oil with PCBs				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394291				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		9/1/1983				
Comments:		Clarification about some transformers that allegedly did not contain mineral oil with PCBs at the time of purchasing transaction. Later REEC was informed that these transformers had mineral oil with PCBs				
Title:		REEC Self Monitoring and Reporting				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394285				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/19/1983				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:		Letter sent on April 19, 1983 - Report are not available in the Repository File Room				
Title:		County of Los Angeles_Department of County Engineer - Sanitation Division - Investigation Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394276				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		3/30/1983				
Comments:						
Title:		County of Los Angeles - Department of Health Services - Approval of PCB contaminated soil clean-up activities				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394263				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/11/1982				
Comments:		DHS issued an approval letter on May 11, 1982 in regards to clean-up activities of PCB Contaminated Soil				
Title:		2017 REEC Annual Site Inspection Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60413991				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Land Use Restriction - Site Inspection/Visit				
Date Completed:		12/4/2017				
Comments:		Activity completed on December 4, 2017				
Title:		Additional Site Characterization/Exploratory Boring Work Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60430962				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Site Characterization Workplan				
Date Completed:		8/29/2017				
Comments:						
Title:		5-Year Review of Remedial Action - Letter Request				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60405513				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/5/2016				
Comments:		Letter issued on 2/5/2016				
Title:		2012 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390753				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		1/23/2013				
Comments:		During calendar year 2012, inspections were performed at the Site on February 23, September 28, and December 28. Other activities performed during the 2012 calendar year included groundwater monitoring on March 15 and 16, 2012 and surveying of settlement markers on September 18, 2012.				
Title:		2010 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390751				
Area Name:						
Area Link:						
Sub Area:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		1/31/2011				
Comments:		During calendar year 2010, semi-annual site inspections were performed on February 19 and August 30. Other activities performed during the 2010 calendar year included groundwater monitoring on March 24, 2010 and surveying of settlement markers on September 27, 2010.				
Title:		LUC Inspection Site Visit				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Land Use Restriction - Site Inspection/Visit				
Date Completed:		5/19/2010				
Comments:						
Title:		Deed Restriction-UP property				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=6017334				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Land Use Restriction				
Date Completed:		11/5/2009				
Comments:						
Title:		2008 Annual Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393441				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		4/15/2008				
Comments:		Approval Letter is not available in the File Room				
Title:		Operations and Maintenance Workplan / Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=5010821				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Plan				
Date Completed:		9/5/2007				
Comments:		The report details the schedule for maintenance of the cap and groundwater monitoring.				
Title:		2006 Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393449				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		12/22/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		Memorandum of Meeting held on December 1, 1994				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394394				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/9/1994				
Comments:		Memorandum of a meeting held on December 1, 1994 among DTSC's representatives, Mr. William Rosen and two attorneys from Latham & Watkins acting as his counsel.				
Title:		Memorandum - Accessibility of REEC Site				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393863 Correspondence 5/23/1994 Memorandum described site accessibility	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Discussion with RWQCB Regarding Transfer Oversight Responsibility https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394360 Correspondence 2/10/1992 Letter indicated concerns in regards to proposal changes in oversight responsibility	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Interim Report - Site Mitigation Feasibility Study https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394343 Technical Report 3/11/1991	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					DHS - Letter Notice of Violation and Directive to Comply https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394301 Letter - Notice 4/9/1984 Inspection revealed storage waste capacitors in violation of the Hazardous Waste Control Law	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					County of Los Angeles_Department of County Engineer_Project Planning and Pollution Control Division _ Industrial Waste Survey https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394231 Other Report 3/5/1976	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Memorandum - Review of HASP of RI/FS Workplan https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394862 Correspondence 6/19/1996	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Designated Project Coordinator - REEC https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394853 Correspondence 3/18/1996 Letter issued by C2REM	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title:		IS&E Order				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=5010829				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Unilateral Order (I/SE, RAO, CAO, EPA AO)				
Date Completed:		12/22/1995				
Comments:		After extensive efforts to negotiate a consent order were not successful, DTSC issued an imminent and substantial endangerment determination and remedial action order for the Rosen's Electrical Equipment Company Site.				
Title:		Supplemental Data - Laboratory Analysis				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394330				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		4/6/1989				
Comments:						
Title:		REEC Self Monitoring and Reporting				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394221				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/15/1985				
Comments:		Letter sent on February 15, 1985 - Report is not available in the Repository File Room				
Title:		DHS - Hazardous Materials Sample Analysis Request				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394317				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		6/18/1984				
Comments:						
Title:		Notification of Imminent or Substantial Endangerment to the Public Health or to the Environment				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393881				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		10/28/1994				
Comments:		Letter sent to several responsible parties indicating immediate attention required				
Title:		Request for Documents Related to REEC Facility				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394387				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/13/1994				
Comments:		Letter issued by Morrison & Foerster				
Title:		Photograph Records				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393825				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Completed:		8/25/1993				
Comments:		Document does not require an approval letter				
Title:		Estimated oversight cost 2018-19				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60452796				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Annual Oversight Cost Estimate				
Date Completed:		9/28/2018				
Comments:						
Title:		Request for a Metting of Potentially Responsible Parties				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394353				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		10/17/1991				
Comments:		Letter sent to all PRP on October 17, 1991				
Title:		DHS _Facility Inspection Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394315				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		6/18/1984				
Comments:						
Title:		DHS _ Hazardous Materials Sample Analyses Request				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394303				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		5/11/1984				
Comments:						
Title:		REEC Letter - Clean-up Activites Schedule				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394288				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		6/1/1983				
Comments:		REEC Letter indicating that areas located within property limits will be clean and contaminated soil will be placed into 55-gallon drums				
Title:		REEC _ Drainage Plan (Stormwater Polution Prevention Plan)				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394286				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Workplan				
Date Completed:		5/6/1983				
Comments:						
Title:		California Hazardous Waste Manifest				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394258				
Area Name:						
Area Link:						
Sub Area:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		5/6/1982				
Comments:						
Title:		REEC - Investigation Status - Clean-up Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394255				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		11/2/1981				
Comments:						
Title:		Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60398129				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		7/17/2018				
Comments:						
Title:		2016 REEC Annual Site Inspection Report - DTSC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60409840				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Land Use Restriction - Site Inspection/Visit				
Date Completed:		5/31/2016				
Comments:		Report reviewed and approved on May 31, 2016				
Title:		2013 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390754				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		1/29/2014				
Comments:		During calendar year 2013, inspections were performed at the Site on March 26, June 28, September 10 and December 10. Other activities performed during the 2013 calendar year included groundwater monitoring on March 15 and 16, 2012 and surveying of settlement markers on September 10, 2013. During the groundwater monitoring event in March 2013, only the monitoring well RMW-2 had sufficient groundwater for purging and sample collection; wells RMW-4 through RMW-7 yielded insufficient water, therefore, they were not able to be sample during this event.				
Title:		2012 Annual Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60303249				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		9/13/2012				
Comments:		Reviewed & Sent out.				
Title:		Monthly Summary Report for March 2007				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393423				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		4/16/2007				
Comments:		Approval Letter is not available in the File Room				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title:		Monthly Summary Report for December 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393416				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		1/15/2007				
Comments:		Approval Letter is not available in the File Room				
Title:		2006 Annual Groundwater Report - September				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393983				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Monitoring Report				
Date Completed:		12/1/2006				
Comments:		Approval letter is not available in the Repository File Room				
Title:		Monthly Summary Report for September 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393410				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		10/16/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		5-Year Review				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60352318				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		5 Year Review Workplan				
Date Completed:		8/9/2016				
Comments:		FYR Work Plan was approved on August 9, 2016.				
Title:		Notification Letter - 2016 Annual Site Inspection				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60409868				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/31/2016				
Comments:		Letter issued on May 31, 2016				
Title:		Operations and Maintenance Trust Agreement - Pinnacle Bank				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60405352				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Financial Assurance Documentation				
Date Completed:		2/10/2016				
Comments:						
Title:		2009 Annual Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60251968				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		9/1/2010				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:		Approved				
Title:		2010 Annual Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60389705				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		5/20/2010				
Comments:						
Title:		2009 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390750				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		1/11/2010				
Comments:		During calendar year 2009, semi-annual site inspections were performed on February 2 and September 30, with a quarterly drainage inspection performed on November 19, 2009. Other activities performed during the 2009 calendar year included groundwater monitoring on March 4, 2009 and surveying of settlement markers on November 19, 2009.				
Title:		Project Coordinator and Project Engineer Designation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393447				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		11/3/2009				
Comments:		Letter submitted on November 3, 2009				
Title:		2008 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393443				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		6/23/2009				
Comments:		Approval Letter is not available in the File Room				
Title:		2005 Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393445				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		1/30/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		Monthly Summary Report for September 2005				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393382				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		10/17/2005				
Comments:		Approval Letter is not available in the File Room				
Title:		Project Coordinator Designation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393358				
Area Name:						
Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		8/4/2005				
Comments:		Several letters were submitted to DTSC informing that Dean Charles was designated as Project Coordinator.				
Title:		CEQA				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=5016507				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		CEQA - Initial Study/ Neg. Declaration				
Date Completed:		12/16/2004				
Comments:		The RAP includes excavation of 4,000 cu. yds. of PCB-contaminated soil, cap, deed restriction, ground water monitoring - Public comments were addressed. An Initial Study, Negative Declaration, and De Minimus Finding were completed for this PCB-contaminated site. No comments on the draft Negative Declaration were received.				
Title:		Remedial Investigation / Feasibility Study				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=5010826				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Remedial Investigation / Feasibility Study				
Date Completed:		12/6/2000				
Comments:		The Remedial Investigation showed on-site PCB, dioxin-furan soil contamination; on-site PCB and VOC groundwater contamination; and off-site PCB soil and groundwater contamination. Detailed analysis of alternatives in the Feasibility Study included an asphalt cap, thermal blankets and wells, and excavation.				
Title:		1999 Groundwater Sampling and Analysis Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393965				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Monitoring Report				
Date Completed:		3/12/1999				
Comments:		Approval letter is not available in the Repository File Room				
Title:		Inspection Warrant - REEC and Affidavit				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394916				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Inspection Warrant				
Date Completed:		3/30/1998				
Comments:						
Title:		California Communities Against Toxics - Request of Information				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394906				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/16/1997				
Comments:						
Title:		Anlytical Results EPA Method 8280				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394897				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		11/6/1997				
Comments:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title:					DTSC Letter - Response to TAG Comments	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394894	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		10/30/1997				
Comments:						
Title:					Final RI/FS Workplan Revisions	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394881	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/30/1997				
Comments:						
Title:					DTSC Approval Letter - RI/FS Workplan	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394880	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/22/1997				
Comments:						
Title:					Response to Cal-EPA Comments - RI/FS Workplan	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394875	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/14/1997				
Comments:						
Title:					DTSC Letter Review - RI/FS Workplan	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394873	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/15/1997				
Comments:						
Title:					Uniform Hazardous Waste Manifest	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394251	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		8/1/1981				
Comments:						
Title:					Discovery	
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		* Discovery				
Date Completed:		4/15/1981				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:					FACILITY IDENTIFIED FAC ID LACE CO ENGR. STORAGE & SCRAPING OF TRANSFORM PONDING OF LIQUIDS ON PROPERTY.	
Title:					DHS - Preventive Health Services - Report of Investigation	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394235	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Other Report	
Date Completed:					4/1/1981	
Comments:						
Title:					County of Los Angeles_Department of County Engineer_Industrial Waste Division_Chemical Analysis of Sample	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394226	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Other Report	
Date Completed:					4/9/1975	
Comments:						
Title:					Quarterly Progress Report No. 02	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394868	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Technical Report	
Date Completed:					7/26/1996	
Comments:						
Title:					Response to Community Assessment Questionnaire	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394864	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Community Profile	
Date Completed:					7/20/1996	
Comments:						
Title:					New Project Coordinator for Non-Governmental Respondents	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394404	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Correspondence	
Date Completed:					12/29/1995	
Comments:					Latham & Watkins was designated as Project Coordinator for Rosen's Electrical Equipment Company, Southern California Edison Company, Sacramento Municipal Utility District, Pacific Gas and Electric Company, Aaron Berman Steel Company and San Diego Gas and Electric Company	
Title:					Remedial Design	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=6010368	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Design/Implementation Workplan	
Date Completed:					6/30/2006	
Comments:					The Remedial Design which includes excavation shoring design, transportation Plan, and engineered asphalt cap design is approved 6/30/2006.	
Title:					Communication Plan and Coordination Plan	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393380	
Area Name:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Public Participation Plan / Community Relations Plan				
Date Completed:		8/18/2005				
Comments:		Approval letter is not available in the File Room				
Title:		Proposed On-Site Soil Sampling/Leach Testing				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394949				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/10/2002				
Comments:						
Title:		Background Concentration and PEA-based Criteria				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394932				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		2/11/2000				
Comments:						
Title:		Proposal of Supplemental Site Investigation - Cover Letter				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394345				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		11/21/1990				
Comments:		Ralph Stone Cover Letter - Subject Site Investigation is not available in the Repository File Room				
Title:		Draft Analytical Results - EPA Method 8280				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394892				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		10/17/1997				
Comments:						
Title:		Monthly Summary Report for August 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393408				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		9/15/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		Monthly Summary Report for June 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393403				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		7/17/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		Monthly Summary Report for August 2005				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393388				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		9/15/2005				
Comments:		Approval letter is not available in the File Room				
Title:		Notification of Field Sampling and Field Activity				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393453				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		9/6/2005				
Comments:		Letter submitted on September 6, 2005				
Title:		Project Geologist Designation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393379				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		8/18/2005				
Comments:		Letter submitted on August 18, 2005				
Title:		Revised Public Participation Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394983				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Public Participation Plan / Community Relations Plan				
Date Completed:		8/1/2004				
Comments:						
Title:		Geotechnical Investigation and Development of Recommendations for Temporary Excavations Adjacent to Railroad Line				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393318				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		8/13/2003				
Comments:		Approval Letter is not available in the File Room				
Title:		Notice of Proposed Determination of Non-Compliance with Order I&SE 95/96-003				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394948				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		12/11/2001				
Comments:						
Title:		Fact Sheet # 2				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394199				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Fact Sheets				
Date Completed:		2/1/2001				
Comments:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title:		Memorandum - Groundwater Sampling and Analysis Report				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/19/1999				
Comments:						
Title:		TAG Community - Request of Information				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394910				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/14/1998				
Comments:						
Title:		Dioxin and Furand Analytical Report -				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394211				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		1/5/1998				
Comments:						
Title:		Hazardous Material Sample Analysis Request and Analysis				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394902				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		11/13/1997				
Comments:						
Title:		Letter Summary of Meeting Held on November 17, 1994				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394398				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/16/1996				
Comments:						
Title:		REEC Hazardous Materials Survey				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394233				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		3/30/1981				
Comments:						
Title:		REEC Letter - Submission of Stormwater Contingency Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394228				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/16/1975				
Comments:		REEC sent to the Los Angeles County, Department of County Engineer, Pollution Control Division, a stormwater				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
					collection system plan. Subject plan is not available in the Repository File Room	
Title:					Confirmation that DTSC agreed to negotiate an agreement	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394399	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Correspondence	
Date Completed:					4/21/1995	
Comments:					Letter sent by Latham & Watkins indicating that DTSC agreed to give the parties named by the Department in the draft Order until may 23, 1995 to negotiate an agreement with the Department for the subject activities.	
Title:					REEC Facility Profile Report	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394213	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Other Report	
Date Completed:					1/7/1991	
Comments:						
Title:					Screening Site Inspection Reassessment	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393839	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Preliminary Assessment Report	
Date Completed:					7/13/1990	
Comments:					Subject document recommended (US EPA)Not Further Remedial Action. Subsequent investigation indicated that subject site pose risk to Human Health and the Environment. Envirostor selection reflects information provided in subsequent investigation - further remedial action was requested	
Title:					California Hazard Ranking System - Guidance Manual	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393868	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Other Report	
Date Completed:					8/1/1988	
Comments:						
Title:					DWR_Bulletin No. 104_Planned Utilization of the Groundwater Basis of Costal Plain of LA County	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393872	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Technical Report	
Date Completed:					8/1/1988	
Comments:						
Title:					Response to Request to a Meeting - Novermber17, 1994	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394393	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Correspondence	
Date Completed:					11/4/1994	
Comments:					Latham & Watkins Letter identifying personnel that will attend the meeting on November 16, 1994.	
Title:					Technical Data and Information Gaps	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394390	
Area Name:						
Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Correspondence						
7/19/1994						
Letter indicated that DTCS identified areas where there were technical data and information gap which had to be addressed prior to any site mitigation activities were proceeded on the site.						
Title:						
Title Link:						
Location and Size of Files Involved in the REEC Project						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394382						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Correspondence						
Date Completed:						
9/15/1993						
Comments:						
Letter presented the location and size of files involved with forty subpoena associated with REEC Facility Project						
Title:						
Title Link:						
EPA TSCA Inspection Report						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394204						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Technical Report						
Date Completed:						
1/20/1984						
Comments:						
Title:						
Title Link:						
DHS _ PCB Contaminated Soil Report						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394295						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Technical Report						
Date Completed:						
12/14/1983						
Comments:						
Title:						
Title Link:						
County of Los Angeles_Department of County Engineer_ Site Drainage Plan						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394290						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Correspondence						
Date Completed:						
8/16/1983						
Comments:						
Drainage Plan was not approved. Letter included several comments to be addressed						
Title:						
Title Link:						
2016 Annual Site Report						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390757						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Operation and Maintenance Report						
Date Completed:						
2/16/2017						
Comments:						
Title:						
Title Link:						
Five-Year Review Report						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60413987						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
5 Year Review Reports						
Date Completed:						
12/22/2016						
Comments:						
Title:						
Title Link:						
2014 Annual Groundwater Monitoring Report						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393460						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Operation and Maintenance Report Date Completed: 5/30/2014 Comments: Approval Letter is not available in the File Room						
Title: Monthly Summary Report for October 2006 Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393412 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Technical Report Date Completed: 11/15/2006 Comments: Approval Letter is not available in the File Room						
Title: Weekly Construction Meeting Minutes Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393455 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Other Report Date Completed: 10/17/2006 Comments: Submitted document is a meeting minutes. There is no requirement for DTSC approval						

43	8 of 8	SE	0.25 / 1,316.27	180.46 / -26	ROSEN'S ELECTRICAL EQUIPMENT 8226 E. WHITTIER BLVD. PICO RIVERA CA 90660	CALSITES
ID No:	19360068	Assembly:	58			
Status Date:	04/18/1996	Senate:	30			
NPL:	N	Region:	3			
Tier:		Region Name:	GLENDAL			
Fund:		County Co:	19			
Access :		Facility County:	LOS ANGELES			
Access Code:	NOT REPORTED	Lat Deg:	0			
Cortese:		Lat Min:	0			
Hrscore:		Lat Sec:	0			
Hrsdate:		Lat Dir:				
Groundwater Contam:	C	Long Deg:	0			
GW Code:	CONTROLLED	Long Min:	0			
No Sources:	0	Long Sec:	0			
RWQCB Name:	LOS ANGELES	Long Dir:				
Branch Name:	SO CAL - GLENDALE	Llmethod:				
Staff:	RGEBERT	Lldesc:	BASE/MERIDIAN			
Senior:						
Status Name:	ANNUAL WORKPLAN - ACTIVE SITE					
Type Name:	RESPONSIBLE PARTY					
Lead Name:	DEPT OF TOXIC SUBSTANCES CONTROL					
SIC Name:	MANU - ELECTRONIC & OTHER ELECTRIC EQUIP					
Filename:						
Comments:						

SAMPLE RESULTS SOIL SAMPLES: 11000 PPM PCB'S,21000PPM PCB'S. ON CORTESE LIST DHS Rcvd FIT SSI (REASSESSMENT)-EPA recommends NFA 9/12/90. INSPECTION(FED) EPA TSCA INSP. VIO FOR NOT REPORTING WASTES TRANSPORTED OFFSITE. CO CONFIRMS CLEAN UP ON 05-11-82. A consent order was signed between DTSC and 9 of the 10 PRPs for the site. The I&S/E Order was recinded for all those signing the consent order. The I&S/E order remains in effect for the 1 PRP not signing. Letters were sent to Rosen's and nine generators notifying them of their potential liability for the site and inform- ing them that they have 45 days to form a group and enter into an agreement with DTSC. Facility cited in 1981 for handling PCB capacitor without an EPA ID NO. Soil samples collected at SE corner of property showed 11,000 PPM PCB's. Remedial action revealed offsite contamination east of site in the unlined Arroyo ditch. 21,000 PPM PCBs found off-site north of railroad tracks. Capacitors and contaminated soil removed in 1982 under directive of LA County. Cited for additional discharge in 1983. Subsequent soil samples showed 600 PPM PCB's. Being evaluated for ranking/further cleanup SOURCE ACT: DHS INSP 1/3/86 Dismantling of transformers for reclamation of copper wire. Sale of waste oils. Yr of Oper: DHS/ASP Survey 11/16/81 1947 to present. Submit to EPA INSPECTION(LOCAL) CO PUB WRK. WASTEWATER DISCH TO UNLINED TRENCH.ORDERED TO CEASE & TO C-U. FAC WROTE LETTER 04/12/83. NOTIFYING REPAIRS & CLEANUP. INSPECTION(LOCAL)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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CO PUB WRK. COMPLAINT RESPONSE. OBSERVED WASTE OIL DISCH TO GROUND. OFFSITE WASTE WATER DISCH. PARTIAL C-U 4/14/75. The RI/FS Workplan for the site was approved. Fifty additional samples and groundwater monitoring will be required for the first phase of the investigation. INSPECTION(LOCAL) CO REPRESENTATIVE STATES CONTAMINATED SOIL REMOVED TO PUENTE HILLS LDFL. WASTE WATER DISCH TO DRAINAGE CHANNEL. INSPECTION(LOCAL) CO PUB WRK. DISCH WASTEWATER INTO UNLINED STORM TRENCH. FACILITY IDENTIFIED FAC ID LACE CO ENGR. STORAGE & SCRAPING OF TRANSFORM PONDING OF LIQUIDS ON PROPERTY. Additional soil sampling both on-site and off-site completed. Two new groundwater monitoring wells placed both on-site and off-site to define groundwater contamination plume. INSPECTION(FED) EPA-FIT INSP. E&E C(86)C125. Recycle reformers contamination PCB's. Soil contamination remains, subsequent soil sample by DHS showed high PCBs still in site soil. 1984 warehouse fire may have spread contamination around site. Refer to DHS/ENF. 9/30/94 A database including pertinent information from PRPs who responded to the Department's Information Request Letter is being completed. An ISE Order is being prepared and will be issued to Rosen's and to those PRPs that the Department determines to be Responsible Parties. INSPECTION(LOCAL) REFERRAL TO DHS FROM CO HLTH. UNLAWFUL STORAGE & TRANSPORTATION OF WASTE. SOILS CONTAMINATED W/PCB'S. A Removal Action (RA) was completed at the site. The RA consisted of the installation of fencing to restrict public access to soil contaminated with polychlorinated biphenyls, metals and petroleum hydrocarbons. Warning signs in both English and Spanish were posted on the installed fencing. HRS package completed. SAMPLE RESULTS SOIL SAMPLES - 620 PPM PCB'S. The Remedial Investigation showed on-site PCB, dioxin-furan soil contamination; on-site PCB and VOC groundwater contamination; and off-site PCB soil and groundwater contamination. Detailed analysis of alternatives in the Feasibility Study included an asphalt cap, thermal blankets and wells, and excavation. ENFORCEMENT ACTION CO DISTRICT ATTORNEY THREATENS OPER W/ LAWSUIT.CASE DROPPED 1/82. LA County referred site to DTSC for state oversight on March 3, 1993. The county was responsible for the oversight of investigations over the last three years. The referral is based on the state's experience with GW investigations. Investigations indicate soil contamination as high as 2400 ppm, 17 ppb of PCB degradation products (ie. 1,4 - dichloro- benzene) in GW, and C12-C30 chains of oil as deep as twenty feet bgs in the saturated zone. REPORTED FOR PROP65 A database including pertinent information from PRPs who responded to the Department's Information Request Letter is being completed. An I & SE Order is being prepared and will be issued to Rosen's Electrical Equipment and to those PRPs that the Department determines to be Responsible Parties. Q RETURNED - SCRAPING OF TRANSFORMERS, ELECT EQUIP. WHOLESALE. PCB STORAGFE PERMIT #3-2147. INSPECTION(LOCAL) CO HLTH. ELEVATED PCB LEVELS IN STORM DRAIN. A meeting was held among the Department, the site owner, and parties who sent transformers to Rosen Electric. The Department announced that, up to the time of the meeting, there was insufficient information to name any of the parties except Rosen Electric as a PRP. The Department sent out information request letters to identified PRPs. Rosen Electric's attorney presents new information on the parties who sent transformers to Rosen Electric. Facility Drive-by. Secured site, unable to adequately see in- side. Evidence of a large number of stored drums. Final Strategy SITE REFERRED: TO HWMB/ENF The RAP includes excavation of 4,000 cu. yds. of PCB-contaminated soil, cap, deed restriction, ground water monitoring - Public comments were addressed.

An Initial Study, Negative Declaration, and De Minimus Finding were completed for this PCB-contaminated site. No comments on the draft Negative Declaration were received. After extensive efforts to negotiate a consent order were not successful, DTSC issued an imminent and substantial endanger- ment determination and remedial action order for the Rosen's Electrical Equipment Company Site. The consultant for the RP group is preparing a revised Risk Assessment for the Remedial Investigation and Fesibility Study (RI/FS).

Background:

LA County was responsible for the oversight of investigations that occurred in the past. The county referred the site to the Department for state oversight on March 3, 1993 based on the state's experience with groundwater investigations. Investi- gations indicate PCB soil contamination as high as 2400 ppm; 17 ppb (1,4 - dichlorobenzene) in groundwater; and C12-C30 chains of oil as deep as 20 feet bgs in the saturated zone.

In 1996 a Consent Order was issued to nine RPs to investigate the site. The RI/FS was campleted in 1997, and concluded that PB soil and groundwater contamination existed int he Southeastern corner that pose a risk to human health. A RAP approved in 2004 chose excavation of soil, groundwater monitoring, capping and placement of a deed restriction on the property.

44	1 of 12	SE	0.25 / 1,317.83	182.42 / -24	WASTE SYSTEM, INC 127 VAN NORMAN RD TRUCK UNIT # 39 MONTEBELLO CA 90640	RCRA NON GEN
EPA Handler ID:		CAR000145177				
Gen Status Universe:		No Report				
Contact Name:		FRANK GUTIERREZ				
Contact Address:		127 VAN NORMAN RD , , MONTEBELLO , CA, 90640 , US				
Contact Phone No and Ext:		562-809-8571				
Contact Email:						
Contact Country:		US				
County Name:		LOS ANGELES				
EPA Region:		09				
Land Type:		Private				
Receive Date:		20020602				
Location Latitude:						
Location Longitude:						

Violation/Evaluation Summary

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20020602
Handler Name: WASTE SYSTEM, INC
Source Type: Notification
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	Street No:
Type:	Private	Street 1:
Name:	JAMES A KAZARIAN	Street 2:
Date Became Current:	20030505	City:
Date Ended Current:		State:
Phone:		Country:
Source Type:	Notification	Zip Code:

Owner/Operator Ind:	Current Owner	Street No:
Type:	Private	Street 1:
Name:	JAMES A KAZARIAN	Street 2:
Date Became Current:	20030505	City:
Date Ended Current:		State:
Phone:		Country:
Source Type:	Notification	Zip Code:

44	2 of 12	SE	0.25 / 1,317.83	182.42 / -24	ARTS SPECIAL WASTE INC 127 VAN NORMAN RD BLDG B MONTEBELLO CA 90640	RCRA NON GEN
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EPA Handler ID: CAR000153189
Gen Status Universe: No Report
Contact Name: JOHN MINUTOLI
Contact Address: 127 VAN NORMAN RD , BLDG B , MONTEBELLO , CA, 90640 , US
Contact Phone No and Ext: 800-581-2787
Contact Email:
Contact Country: US
County Name: LOS ANGELES
EPA Region: 09
Land Type: Private
Receive Date: 20040512
Location Latitude: 34.005787
Location Longitude: -118.096399

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

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
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: 20040512
Handler Name: ARTS SPECIAL WASTE INC
Source Type: Notification
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Private	Street 1:	
Name:	RYAN OGANESIAN	Street 2:	
Date Became Current:	20040325	City:	
Date Ended Current:		State:	
Phone:		Country:	US
Source Type:	Notification	Zip Code:	
Owner/Operator Ind:	Current Owner	Street No:	
Type:	Private	Street 1:	127 VAN NORMAN RD
Name:	ARTS SPECIAL WASTE INC	Street 2:	BLDG B
Date Became Current:	20040325	City:	MONTEBELLO
Date Ended Current:		State:	CA
Phone:		Country:	US
Source Type:	Notification	Zip Code:	90640

44	3 of 12	SE	0.25 / 1,317.83	182.42 / -24	ARTS DISPOSAL SVC INC 127 VAN NORMAN RD MONTEBELLO CA 90640	RCRA NON GEN
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EPA Handler ID: CAD057335333
Gen Status Universe: No Report
Contact Name: FRANK GUTIERREZ
Contact Address: 127 VAN NORMAN RD , , MONTEBELLO , CA, 90640 , US
Contact Phone No and Ext: 562-809-8571
Contact Email:
Contact Country: US
County Name: LOS ANGELES

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
EPA Region:		09				
Land Type:		Private				
Receive Date:		19951215				
Location Latitude:						
Location Longitude:						

Violation/Evaluation Summary

Note: NO VIOLATIONS: All of the compliance records associated with this facility (EPA ID) indicate NO VIOLATIONS; Compliance Monitoring and Enforcement table dated Jun, 2021.

Evaluation Details

Evaluation Start Date: 19850502
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19850502
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

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: 19951215
Handler Name: ARTS DISPOSAL SVC INC
Source Type: Notification
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Private	Street 1:	127 VAN NORMAN RD
Name:	ART KAZARIAN	Street 2:	
Date Became Current:		City:	MONTEBELLO
Date Ended Current:		State:	CA
Phone:	213-724-3918	Country:	
Source Type:	Notification	Zip Code:	90640
Owner/Operator Ind:	Current Operator	Street No:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Type: Private Name: NOT REQUIRED Date Became Current: Date Ended Current: Phone: 415-555-1212 Source Type: Notification				Street 1: Street 2: City: State: Country: Zip Code:		NOT REQUIRED NOT REQUIRED ME 99999
44	4 of 12	SE	0.25 / 1,317.83	182.42 / -24	127 VAN NORMAN RD MONTEBELLO CA 906405312	HMS LA
Site No: 007414 Area: 1L						
Detail Info						
Permit No: Permit Cat Desc: Status Code: Status Desc: Permit Status Desc: Permit Type: Permit Type Desc:		OPEN File Opened, no permit exists		Permit Status Code: Permit Category: File No: File Name:		
				023830 ARTS DISPOSAL SERVICE INC		
Detail Info						
Permit No: Permit Cat Desc: Status Code: Status Desc: Permit Status Desc: Permit Type: Permit Type Desc:		00003420T Underground Storage Tank CLOS Permit Closed Permit Closed 0 Underground Storage Tank Operating Permit		Permit Status Code: Permit Category: File No: File Name:		
				CLOS T 007781 SEE 016114-021035		
Detail Info						
Permit No: Permit Cat Desc: Status Code: Status Desc: Permit Status Desc: Permit Type: Permit Type Desc:		000010135 Industrial Waste Permit REM Equipment Removed Equipment Removed 01 Operating Industrial Waste Permit - Local Sewer		Permit Status Code: Permit Category: File No: File Name:		
				REM I I07781 ALL SERVICE DISPOSAL INC		
44	5 of 12	SE	0.25 / 1,317.83	182.42 / -24	ALL SERVICE DISPOSAL INC 127 VAN NORMAN RD. MONTEBELLO CA 90640	HHSS
County: Tank Details Microfiche:		Los Angeles http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002629d.pdf				
44	6 of 12	SE	0.25 / 1,317.83	182.42 / -24	ART'S SPECIAL WASTE, INC. 127 VAN NORMAN ROAD MONTEBELLO CA 90640	PCB
Site ID: Receive Date: Generator: Storer: Transporter: Disposer: Research:		CAR000153189 No No Yes No No		Mail Address 1: Mail Address 2: Mail Street No: Mail City: Mail State: Mail Zip: Mail Country:		
				127 VAN NORMAN ROAD MONTEBELLO CA 90640 US		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Smelter: Cert Title: Cert Date: Cert Name: Location Country: State Name: Region:	No 2004-05-10T00:00:00-04:00 US CALIFORNIA 09				Contact Name: Contact Title: Contact Phone: Contact Phone Ext: Contact Email: Owner Name:	JOHN MINUTOLI 800-581-2787 RYAN OGANESIAN
44	7 of 12	SE	0.25 / 1,317.83	182.42 / -24	WASTE SYSTEM, INC. 127 VAN NORMAN ROAD MONTEBELLO CA 90640	PCB
Site ID: Receive Date: Generator: Storer: Transporter: Disposer: Research: Smelter: Cert Title: Cert Date: Cert Name: Location Country: State Name: Region:	CAR000145177 2003-05-22T00:00:00-04:00 US CALIFORNIA 09				Mail Address 1: Mail Address 2: Mail Street No: Mail City: Mail State: Mail Zip: Mail Country: Contact Name: Contact Title: Contact Phone: Contact Phone Ext: Contact Email: Owner Name:	127 VAN NORMAN ROAD MONTEBELLO CA 90640 US JAMES A KAZARIAN 800-581-2787 JAMES A. KAZARIAN
44	8 of 12	SE	0.25 / 1,317.83	182.42 / -24	ATHENS SERVICES 127 VAN NORMAN RD MONTEBELLO CA 90640	EMISSIONS
<u>2015 Toxic Data</u>						
Facility ID: Facility SIC Code: CO: Air Basin: District: TS: Health Risk Asmt: Non-Cancer Chronic Haz Ind: Non-Cancer Acute Haz Ind:	145519 9999 19 SC SC				COID: DISN: CHAPIS: CERR Code:	LA SOUTH COAST AQMD
<u>2016 Toxic Data</u>						
Facility ID: Facility SIC Code: CERR CODE: COID: CO: DISN: CHAPIS:	145519 9999 LA 19 SOUTH COAST AQMD				TS: HRA: CH Index: AH Index: Air Basin: District:	SC SC
<u>2017 Criteria Data</u>						
Facility ID: Facility SIC Code: CO: Air Basin: District:	145519 4953 19 SC SC				CERR Code: TOGT: ROGT: COT: NOXT:	2.611600364409353173398117218341937443 06 2.58

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
COID: LA SOXT: DISN: SOUTH COAST AQMD PMT: CHAPIS: PM10T:						
2017 Toxic Data						
Facility ID: 145519 COID: LA Facility SIC Code: 4953 DISN: SOUTH COAST AQMD CO: 19 CHAPIS: Air Basin: SC CERR Code: District: SC TS: Health Risk Asmt: Non-Cancer Chronic Haz Ind: Non-Cancer Acute Haz Ind:						
44	9 of 12	SE	0.25 / 1,317.83	182.42 / -24	ALL SERVICE DISPOSAL INC. 127 VAN NORMAN RD. MONTEBELLO CA	HIST TANK
Owner Name: ALL SERVICE DISPOSAL INC. No of Containers: 2 Owner Street: 127 VAN NORMAN RD. County: LOS ANGELES Owner City: MONTEBELLO Facility State: CA Owner State: CA Facility Zip: 90640 Owner Zip: 90640						
44	10 of 12	SE	0.25 / 1,317.83	182.42 / -24	ATHENS SERVICES 127 VAN NORMAN RD MONTEBELLO CA 90640-5312	RCRA NON GEN
EPA Handler ID: CAL000299255 Gen Status Universe: No Report Contact Name: DAVID OEFFLING Contact Address: 5355 VINCENT AVE , , IRWINDALE , CA, 91706-0000 , Contact Phone No and Ext: 626-336-3636 Contact Email: DOEFFLING@ATHENSSERVICES.COM Contact Country: County Name: LOS ANGELES EPA Region: 09 Land Type: Receive Date: 20051006 Location Latitude: 34.005787 Location Longitude: -118.096399						
Violation/Evaluation Summary						
Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).						
Handler Summary						
Importer Activity: No Mixed Waste Generator: No Transporter Activity: No Transfer Facility: No Onsite Burner Exemption: No Furnace Exemption: No Underground Injection Activity: No Commercial TSD: No Used Oil Transporter: No Used Oil Transfer Facility: No Used Oil Processor: No Used Oil Refiner: No						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20051006
Handler Name:	ATHENS SERVICES
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	5355 VINCENT AVE
Name:	DAVID OEFFLING	Street 2:	
Date Became Current:		City:	IRWINDALE
Date Ended Current:		State:	CA
Phone:	626-336-3636	Country:	
Source Type:	Implementer	Zip Code:	91706-0000
Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	14048 VALLEY BLVD
Name:	ARAKELIAN ENTERPRISES INC	Street 2:	
Date Became Current:		City:	CITY OF INDUSTRY
Date Ended Current:		State:	CA
Phone:	626-336-3636	Country:	
Source Type:	Implementer	Zip Code:	91746-0000

44	11 of 12	SE	0.25 / 1,317.83	182.42 / -24	ATHENS SERVICES VAN NORMAN 127 VAN NORMAN RD MONTEBELLO CA 90640	CUPA LA COUNTY
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Facility ID:	FA0027441
CERS ID:	10282906

Active Facility Details

PE:	1002
PE:	3002

Inactive Facility Details

PE:	7124
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44	12 of 12	SE	0.25 / 1,317.83	182.42 / -24	ARTS DISPOSAL SERVICE 127 VAN NORMAN RD MONTEBELLO CA 90640	CONTAINER RECY
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Certification ID:	CP0700	Monday Hours:	
Certification Status:		Tuesday Hours:	
Registration ID:		Wednesday Hours:	
Application ID:		Thursday Hours:	
Operation Begin Date:	05/14/98	Friday Hours:	
Operation End Date:	07/08/04	Saturday Hours:	
Org or Agency:		Sunday Hours:	
Agency:		Aluminium:	YES
Grand Fathered:		Glass:	YES
Phone No:	(323) 724-3918	Plastic:	YES

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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County:
Rural:
Organization:
Mailing Address:
Mailing City:
Mailing State:
Mailing Zip:
Website:
Email:

LOS ANGELES

Bimetal:

45

1 of 1

SE

0.25 /
1,318.73

182.42 /
-24

127 S VAN NORMAN RD
MONTEBELLO CA 90640

HMS LA

Site No:
Area:

016114
3H

Detail Info

Permit No:
Permit Cat Desc:
Status Code:
Status Desc:
Permit Status Desc:
Permit Type:
Permit Type Desc:

000189648
Underground Storage Tank
CLOS
Permit Closed
Permit Closed
0
Underground Storage Tank Operating Permit

Permit Status Code:
Permit Category:
File No:
File Name:

CLOS
T
023676
ARTS DISPOSAL SERVICE

Detail Info

Permit No:
Permit Cat Desc:
Status Code:
Status Desc:
Permit Status Desc:
Permit Type:
Permit Type Desc:

000570212
Underground Storage Tank
REM
Equipment Removed
Equipment Removed
0
Underground Storage Tank Operating Permit

Permit Status Code:
Permit Category:
File No:
File Name:

REM
T
046230
ATHENS DISPOSAL SERVICES

Detail Info

Permit No:
Permit Cat Desc:
Status Code:
Status Desc:
Permit Status Desc:
Permit Type:
Permit Type Desc:

0000T3420
Underground Storage Tank
CLOS
Permit Closed
Permit Closed
0
Underground Storage Tank Operating Permit

Permit Status Code:
Permit Category:
File No:
File Name:

CLOS
T
021035
ALL SERVICE DISPOSAL INC

46

1 of 1

NE

0.25 /
1,337.47

213.25 /
7

Montebello Land & Water
Company
344 E. Madison, Montebello, CA
90640
Montebello CA

SWF
LA COUNTY

Site ID:
Site SWIS No:
Status:
Site Type:
Present Use:
Permitted Capacity:
Beginning Oper Dt:
Ending Oper Dt:
Alt Site Name:
Alt Address:

565
19-AA-0019
Active
Inert Debris Engineered Fill Operation
Open Space
15

Montebello City Dump
344 East Madison Avenue, Montebello, CA 90640

Disposal Area Acre:
Max Depth of Fill Ft:
Remaining Cap MIn:
Site Contact:
Site Contact Phone:
Site Email:
District:

20

(323) 722-8654
mario@mtblw.com
1

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Hours of Operation:		Mon to Fri, 8:30 AM - 4:30 PM				
Local Enforcement Agency:		County Public Health				
Site Mailing Address:						
Site Website:		http://www.mtblw.com				
Waste Accepted:		Inert;				

47	1 of 3	SE	0.26 / 1,365.98	180.20 / -26	ROSENS ELECTRICAL EQUIPMENT 8226 E WHITTIER BLVD PICO RIVERA CA 90660	CERCLIS
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Site ID:	0901282	RNPL Status Code:	N
Site EPA ID:	CAD028915635	NPL Status:	Not on the NPL
Site Street Address 2:		RFED Facility Code:	N
Site County Name:	LOS ANGELES	RFED Facility Desc:	Not a Federal Facility
Site FIPS Code:	06037	USGS Hydro Unit No.:	18070106
Region Code:	09	Site Cong. Dist. Code:	34
Site SMSA No.:	4480	ROT Desc:	Unknown
Site Prim. Latitude:	33D59M00S	FR NPL Update No.:	
Site Prim. Longitude:	118D05M54S	RFRA Code:	
Lat Long Source:			
RNON NPL Status Desc:	NFRAP-Site does not qualify for the NPL based on existing information		

CERCLIS Assess History

OU ID:	00	RALT Short Name:	EPA Fund
Act Code ID:	001	Act Start Date:	
RAT Code:	SI	Act Complete Date:	9/12/1990 00:00:00
RAT Short Name:	SI	AGT Order No.:	160
RAT Name:	SITE INSPECTION	SH OU:	
RAT Hist. Only Flag:		SH Code:	
RAT NSI Indicator:	B	SH Seq:	
RAT Level:	1	SH Start Date:	
RAT DEF OU:	00	SH Complete Date:	
RFBS Code:	P	SH Lead:	
SPA Code:	13		
RAT Def:	The process of collecting site data and samples to characterize the severity of the hazard for the hazard ranking score and/or enforcement support.		
Site Desc:			
Site Alias:			

CERCLIS Assess History

OU ID:	00	RALT Short Name:	
Act Code ID:		Act Start Date:	
RAT Code:		Act Complete Date:	
RAT Short Name:		AGT Order No.:	0
RAT Name:		SH OU:	
RAT Hist. Only Flag:		SH Code:	
RAT NSI Indicator:		SH Seq:	
RAT Level:		SH Start Date:	
RAT DEF OU:		SH Complete Date:	
RFBS Code:		SH Lead:	
SPA Code:			
RAT Def:			
Site Desc:	No description available		
Site Alias:	No alias data available		

CERCLIS Assess History

OU ID:	00	RALT Short Name:	EPA Fund
Act Code ID:	001	Act Start Date:	
RAT Code:	DS	Act Complete Date:	3/1/1986 00:00:00

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
RAT Short Name:	DISCVRY				AGT Order No.: 10	
RAT Name:	DISCOVERY				SH OU:	
RAT Hist. Only Flag:					SH Code:	
RAT NSI Indicator:	B				SH Seq:	
RAT Level:	1				SH Start Date:	
RAT DEF OU:	00				SH Complete Date:	
RFBS Code:					SH Lead:	
SPA Code:	13					
RAT Def:		The process by which a potential hazardous waste site is brought to the attention of the EPA. The process can occur through the use of several mechanisms such as a phone call or referral by another government agency.				
Site Desc:						
Site Alias:						

CERCLIS Assess History

OU ID:	00	RALT Short Name:	EPA Fund
Act Code ID:	002	Act Start Date:	4/1/1986 00:00:00
RAT Code:	SI	Act Complete Date:	9/1/1986 00:00:00
RAT Short Name:	SI	AGT Order No.:	160
RAT Name:	SITE INSPECTION	SH OU:	
RAT Hist. Only Flag:		SH Code:	
RAT NSI Indicator:	B	SH Seq:	
RAT Level:	1	SH Start Date:	
RAT DEF OU:	00	SH Complete Date:	
RFBS Code:	P	SH Lead:	
SPA Code:	13		
RAT Def:		The process of collecting site data and samples to characterize the severity of the hazard for the hazard ranking score and/or enforcement support.	
Site Desc:			
Site Alias:			

CERCLIS Assess History

OU ID:	00	RALT Short Name:	State (Fund)
Act Code ID:	001	Act Start Date:	3/1/1986 00:00:00
RAT Code:	PA	Act Complete Date:	4/1/1986 00:00:00
RAT Short Name:	PA	AGT Order No.:	130
RAT Name:	PRELIMINARY ASSESSMENT	SH OU:	
RAT Hist. Only Flag:		SH Code:	
RAT NSI Indicator:	B	SH Seq:	
RAT Level:	1	SH Start Date:	
RAT DEF OU:	00	SH Complete Date:	
RFBS Code:	P	SH Lead:	
SPA Code:	13		
RAT Def:		Collection of diverse existing information about the source and nature of the site hazard. It is EPA policy to complete the preliminary assessment within one year of site discovery.	
Site Desc:			
Site Alias:			

CERCLIS Assess History

OU ID:	00	RALT Short Name:	EPA In-House
Act Code ID:	001	Act Start Date:	
RAT Code:	VS	Act Complete Date:	9/12/1990 00:00:00
RAT Short Name:	ARCH SITE	AGT Order No.:	1500
RAT Name:	ARCHIVE SITE	SH OU:	
RAT Hist. Only Flag:		SH Code:	
RAT NSI Indicator:	B	SH Seq:	
RAT Level:	1	SH Start Date:	
RAT DEF OU:	00	SH Complete Date:	
RFBS Code:		SH Lead:	
SPA Code:	13		
RAT Def:		The decision is made that no further activity is planned at the site.	
Site Desc:			
Site Alias:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
47	2 of 3	SE	0.26 / 1,365.98	180.20 / -26	ROSENS ELECTRICAL EQUIPMENT 8226 E WHITTIER BLVD PICO RIVERA CA 90660	CERCLIS NFRAP
Site ID:		901282		Site FIPS Code:		6037
Site EPA ID:		CAD028915635		Region Code:		9
Site Parent ID:				Site Cong. Dist. Code:		34
Site County Name:		LOS ANGELES		Federal Facility:		
Parent Site Name:						

CERCLIS-NFRAP Assess History

OU ID:	0	Act Start Date:	
Act Code ID:	1	Act Complete Date:	3/1/1986
RAT Code:	DS	AGT Order No.:	10
RAT Short Name:	DISCVRY	SH OU:	
RAT Name:	DISCOVERY	SH Code:	
RAT Hist. Only Flag:		SH Seq:	
RAT NSI Indicator:	B	SH Start Date:	
RAT Level:	1	SH Complete Date:	
RAT DEF OU:	00	SH Lead:	
RFBS Code:		SH Qual:	
SPA Code:	13	RAQ Act. Qual Short:	
RALT Short Name:	EPA Fund	RNPL Status Code:	N
RAT Def:	The process by which a potential hazardous waste site is brought to the attention of the EPA. The process can occur through the use of several mechanisms such as a phone call or referral by another government agency.		
RNON NPL Status Desc:	NFRAP-Site does not qualify for the NPL based on existing information		

CERCLIS-NFRAP Assess History

OU ID:	0	Act Start Date:	
Act Code ID:	1	Act Complete Date:	9/12/1990
RAT Code:	SI	AGT Order No.:	160
RAT Short Name:	SI	SH OU:	
RAT Name:	SITE INSPECTION	SH Code:	
RAT Hist. Only Flag:		SH Seq:	
RAT NSI Indicator:	B	SH Start Date:	
RAT Level:	1	SH Complete Date:	
RAT DEF OU:	00	SH Lead:	
RFBS Code:	P	SH Qual:	
SPA Code:	13	RAQ Act. Qual Short:	NFRAP
RALT Short Name:	EPA Fund	RNPL Status Code:	N
RAT Def:	The process of collecting site data and samples to characterize the severity of the hazard for the hazard ranking score and/or enforcement support.		
RNON NPL Status Desc:	NFRAP-Site does not qualify for the NPL based on existing information		

CERCLIS-NFRAP Assess History

OU ID:	0	Act Start Date:	
Act Code ID:	1	Act Complete Date:	9/12/1990
RAT Code:	VS	AGT Order No.:	1500
RAT Short Name:	ARCH SITE	SH OU:	
RAT Name:	ARCHIVE SITE	SH Code:	
RAT Hist. Only Flag:		SH Seq:	
RAT NSI Indicator:	B	SH Start Date:	
RAT Level:	1	SH Complete Date:	
RAT DEF OU:	00	SH Lead:	
RFBS Code:		SH Qual:	
SPA Code:	13	RAQ Act. Qual Short:	
RALT Short Name:	EPA In-House	RNPL Status Code:	N
RAT Def:	The decision is made that no further activity is planned at the site.		
RNON NPL Status Desc:	NFRAP-Site does not qualify for the NPL based on existing information		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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CERCLIS-NFRAP Assess History

OU ID:	0	Act Start Date:	4/1/1986
Act Code ID:	2	Act Complete Date:	9/1/1986
RAT Code:	SI	AGT Order No.:	160
RAT Short Name:	SI	SH OU:	
RAT Name:	SITE INSPECTION	SH Code:	
RAT Hist. Only Flag:		SH Seq:	
RAT NSI Indicator:	B	SH Start Date:	
RAT Level:	1	SH Complete Date:	
RAT DEF OU:	00	SH Lead:	
RFBS Code:	P	SH Qual:	
SPA Code:	13	RAQ Act. Qual Short:	Higher priority
RALT Short Name:	EPA Fund	RNPL Status Code:	N
RAT Def:	The process of collecting site data and samples to characterize the severity of the hazard for the hazard ranking score and/or enforcement support.		
RNON NPL Status Desc:	NFRAP-Site does not qualify for the NPL based on existing information		

CERCLIS-NFRAP Assess History

OU ID:	0	Act Start Date:	3/1/1986
Act Code ID:	1	Act Complete Date:	4/1/1986
RAT Code:	PA	AGT Order No.:	130
RAT Short Name:	PA	SH OU:	
RAT Name:	PRELIMINARY ASSESSMENT	SH Code:	
RAT Hist. Only Flag:		SH Seq:	
RAT NSI Indicator:	B	SH Start Date:	
RAT Level:	1	SH Complete Date:	
RAT DEF OU:	00	SH Lead:	
RFBS Code:	P	SH Qual:	
SPA Code:	13	RAQ Act. Qual Short:	Higher priority
RALT Short Name:	State (Fund)	RNPL Status Code:	N
RAT Def:	Collection of diverse existing information about the source and nature of the site hazard. It is EPA policy to complete the preliminary assessment within one year of site discovery.		
RNON NPL Status Desc:	NFRAP-Site does not qualify for the NPL based on existing information		

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3 of 3

SE

0.26 /
1,365.98

180.20 /
-26

ROSENS ELECTRICAL
EQUIPMENT
8226 E WHITTIER BLVD
PICO RIVERA CA 90660

SEMS
ARCHIVE

Site ID:	0901282	FIPS Code:	06037
EPA ID:	CAD028915635	Cong District:	34
Superfund Alt Agmt:	No	Region:	09
Federal Facility:	No	County:	LOS ANGELES
FF Docket:	No		
NPL:	Not on the NPL		
Non NPL Status:	NFRAP-Site does not qualify for the NPL based on existing information		

Action Information

Operable Units:	00	Start Actual:	
Action Code:	VS	Finish Actual:	09/12/1990
Action Name:	ARCH SITE	Qual:	
SEQ:	1	Curr Action Lead:	EPA Perf In-Hse
Operable Units:	00	Start Actual:	04/01/1986
Action Code:	SI	Finish Actual:	09/01/1986
Action Name:	SI	Qual:	H
SEQ:	2	Curr Action Lead:	EPA Perf
Operable Units:	00	Start Actual:	03/01/1986
Action Code:	DS	Finish Actual:	03/01/1986
Action Name:	DISCVRY	Qual:	
SEQ:	1	Curr Action Lead:	EPA Perf

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Operable Units:	00				Start Actual:	
Action Code:	SI				Finish Actual:	09/12/1990
Action Name:	SI				Qual:	N
SEQ:	1				Curr Action Lead:	EPA Perf
Operable Units:	00				Start Actual:	03/01/1986
Action Code:	PA				Finish Actual:	04/01/1986
Action Name:	PA				Qual:	H
SEQ:	1				Curr Action Lead:	St Perf
48	1 of 1	SE	0.26 / 1,391.26	180.45 / -26	ROSEN'S ELECTRICAL EQUIPMENT 8226 E. WHITTIER BLVD. PICO RIVERA CA 90660	HIST CORTESE
Envirostor ID:	19360068					
Status (Historical):	ACTIVE					
Site Type:	STATE RESPONSE					
Site Code:						
49	1 of 1	NE	0.26 / 1,394.25	194.48 / -12	CA	PFAS GW
Well ID:	1910091-008					
Latitude:	34.011822					
Longitude:	-118.095337					
Data Source(s):	Perfluorooctanoic Acid; 4,8-Dioxa-3H-perfluorononanoic acid; Perfluorobutanesulfonic acid; Perfluorododecanoic acid; Perfluorohexanoic acid; Perfluoroheptanoic acid; Perfluorohexanesulfonic acid; Perfluorononanoic acid; Perfluorooctadecanoic acid; Perfluorotetradecanoic acid; Perfluorotridecanoic acid; Perfluoroundecanoic acid					
<u>Perfluorooctanoic Acid</u>						
Chemical:	PFOA			RL:	UNK	
Results:	17			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorooctanoic Acid</u>						
Chemical:	PFOA			RL:	UNK	
Results:	14			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorooctanoic Acid</u>						
Chemical:	PFOA			RL:	UNK	
Results:	13			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorooctanoic Acid</u>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Chemical:	PFOA			RL:	UNK	
Results:	13			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
 <u>Perfluorooctanoic Acid</u>						
Chemical:	PFOA			RL:	UNK	
Results:	17			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
 <u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
 <u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
 <u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
 <u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
 <u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
 <u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Results:	8.7				Top of Screen (ft):	0
Date :	05/28/2019				Screen Length (ft):	76
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-008
Well Type:	MUNICIPAL				Other Names:	WELL 12
Well Depth (ft):						
 <u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA				RL:	UNK
Results:	9.6				Top of Screen (ft):	0
Date :	02/18/2020				Screen Length (ft):	76
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-008
Well Type:	MUNICIPAL				Other Names:	WELL 12
Well Depth (ft):						
 <u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA				RL:	UNK
Results:	11				Top of Screen (ft):	0
Date :	07/01/2019				Screen Length (ft):	76
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-008
Well Type:	MUNICIPAL				Other Names:	WELL 12
Well Depth (ft):						
 <u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA				RL:	UNK
Results:	13				Top of Screen (ft):	0
Date :	08/22/2019				Screen Length (ft):	76
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-008
Well Type:	MUNICIPAL				Other Names:	WELL 12
Well Depth (ft):						
 <u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA				RL:	UNK
Results:	9.2				Top of Screen (ft):	0
Date :	05/28/2019				Screen Length (ft):	76
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-008
Well Type:	MUNICIPAL				Other Names:	WELL 12
Well Depth (ft):						
 <u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA				RL:	UNK
Results:	9.7				Top of Screen (ft):	0
Date :	11/19/2019				Screen Length (ft):	76
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-008
Well Type:	MUNICIPAL				Other Names:	WELL 12
Well Depth (ft):						
 <u>Perfluorododecanoic acid</u>						
Chemical:	PFDOA				RL:	UNK
Results:	1.7				Top of Screen (ft):	0
Date :	02/18/2020				Screen Length (ft):	76

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorododecanoic acid</u>						
Chemical:	PFDOA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorododecanoic acid</u>						
Chemical:	PFDOA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorododecanoic acid</u>						
Chemical:	PFDOA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorododecanoic acid</u>						
Chemical:	PFDOA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorohexanoic acid</u>						
Chemical:	PFHA			RL:	UNK	
Results:	2.3			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorohexanoic acid</u>						
Chemical:	PFHA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Well Type: Well Depth (ft):	MUNICIPAL				Other Names: WELL 12	
<u>Perfluorohexanoic acid</u>						
Chemical:	PFHA			RL:	UNK	
Results:	3.6			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorohexanoic acid</u>						
Chemical:	PFHA			RL:	UNK	
Results:	2.5			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorohexanoic acid</u>						
Chemical:	PFHA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:	UNK	
Results:	2.5			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:	UNK	
Results:	2.6			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:	UNK	
Results:	1.8			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorohexanesulfonic acid</u>						
Chemical:	PFHXSA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorohexanesulfonic acid</u>						
Chemical:	PFHXSA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorohexanesulfonic acid</u>						
Chemical:	PFHXSA			RL:	UNK	
Results:	9.5			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorohexanesulfonic acid</u>						
Chemical:	PFHXSA			RL:	UNK	
Results:	6.8			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>Perfluorohexanesulfonic acid</u>						
Chemical:	PFHXS			RL:	UNK	
Results:	6.2			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA			RL:	UNK	
Results:	3.2			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA			RL:	UNK	
Results:	3.4			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA			RL:	UNK	
Results:	4.6			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	2.6			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	3.2			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	3			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date :	08/22/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
 <u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
 <u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
 <u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
 <u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
 <u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
 <u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Qualifer:	<				Source Name:	1910091-008
Well Type:	MUNICIPAL				Other Names:	WELL 12
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:		UNK
Results:	8.7			Top of Screen (ft):		0
Date :	07/01/2019			Screen Length (ft):		76
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-008
Well Type:	MUNICIPAL			Other Names:		WELL 12
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	02/18/2020			Screen Length (ft):		76
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-008
Well Type:	MUNICIPAL			Other Names:		WELL 12
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	08/22/2019			Screen Length (ft):		76
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-008
Well Type:	MUNICIPAL			Other Names:		WELL 12
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	8.7			Top of Screen (ft):		0
Date :	07/01/2019			Screen Length (ft):		76
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-008
Well Type:	MUNICIPAL			Other Names:		WELL 12
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	02/18/2020			Screen Length (ft):		76
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-008
Well Type:	MUNICIPAL			Other Names:		WELL 12
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	11/19/2019			Screen Length (ft):		76
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-008
Well Type:	MUNICIPAL			Other Names:		WELL 12
Well Depth (ft):						

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

Perfluoroundecanoic acid

Chemical:	PFUNDCA	RL:	UNK
Results:	8.7	Top of Screen (ft):	0
Date :	05/28/2019	Screen Length (ft):	76
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-008
Well Type:	MUNICIPAL	Other Names:	WELL 12
Well Depth (ft):			

50	1 of 1	SW	0.27 / 1,419.02	195.03 / -11	CA	PFAS GW
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Well ID: 1910091-007
Latitude: 34.005421
Longitude: -118.101822
Data Source(s): Perfluorooctanoic Acid; 4,8-Dioxa-3H-perfluorononanoic acid; Perfluorobutanesulfonic acid; Perfluorododecanoic acid; Perfluorohexanoic acid; Perfluoroheptanoic acid; Perfluorohexanesulfonic acid; Perfluorononanoic acid; Perfluorooctadecanoic acid; Perfluorotetradecanoic acid; Perfluorotridecanoic acid; Perfluoroundecanoic acid

Perfluorooctanoic Acid

Chemical:	PFOA	RL:	UNK
Results:	11	Top of Screen (ft):	0
Date :	08/22/2019	Screen Length (ft):	120
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-007
Well Type:	MUNICIPAL	Other Names:	WELL 11A
Well Depth (ft):			

Perfluorooctanoic Acid

Chemical:	PFOA	RL:	UNK
Results:	11	Top of Screen (ft):	0
Date :	11/19/2019	Screen Length (ft):	120
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-007
Well Type:	MUNICIPAL	Other Names:	WELL 11A
Well Depth (ft):			

Perfluorooctanoic Acid

Chemical:	PFOA	RL:	UNK
Results:	13	Top of Screen (ft):	0
Date :	02/18/2020	Screen Length (ft):	120
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-007
Well Type:	MUNICIPAL	Other Names:	WELL 11A
Well Depth (ft):			

Perfluorooctanoic Acid

Chemical:	PFOA	RL:	UNK
Results:	14	Top of Screen (ft):	0
Date :	07/01/2019	Screen Length (ft):	120
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-007
Well Type:	MUNICIPAL	Other Names:	WELL 11A
Well Depth (ft):			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>Perfluorooctanoic Acid</u>						
Chemical:	PFOA			RL:	UNK	
Results:	11			Top of Screen (ft):	0	
Date :	01/15/2020			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>Perfluorooctanoic Acid</u>						
Chemical:	PFOA			RL:	UNK	
Results:	10			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	1.8			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	01/15/2020			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	8.6			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:	UNK	
Results:	8.6			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:	UNK	
Results:	8.8			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:	UNK	
Results:	7.9			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:	UNK	
Results:	8.2			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>Chemical:</u>						
Results:	PFBSA			RL:	UNK	
Date :	8.7			Top of Screen (ft):	0	
Units:	05/28/2019			Screen Length (ft):	120	
Qualifer:	NG/L			Source:	DHS	
Well Type:	<			Source Name:	1910091-007	
Well Depth (ft):	MUNICIPAL			Other Names:	WELL 11A	
<u>Perfluorobutanesulfonic acid</u>						
<u>Chemical:</u>						
Results:	PFBSA			RL:	UNK	
Date :	6.6			Top of Screen (ft):	0	
Units:	01/15/2020			Screen Length (ft):	120	
Qualifer:	NG/L			Source:	DHS	
Well Type:	<			Source Name:	1910091-007	
Well Depth (ft):	MUNICIPAL			Other Names:	WELL 11A	
<u>Perfluorododecanoic acid</u>						
<u>Chemical:</u>						
Results:	PFDOA			RL:	UNK	
Date :	1.7			Top of Screen (ft):	0	
Units:	02/18/2020			Screen Length (ft):	120	
Qualifer:	NG/L			Source:	DHS	
Well Type:	<			Source Name:	1910091-007	
Well Depth (ft):	MUNICIPAL			Other Names:	WELL 11A	
<u>Perfluorododecanoic acid</u>						
<u>Chemical:</u>						
Results:	PFDOA			RL:	UNK	
Date :	8.6			Top of Screen (ft):	0	
Units:	07/01/2019			Screen Length (ft):	120	
Qualifer:	NG/L			Source:	DHS	
Well Type:	<			Source Name:	1910091-007	
Well Depth (ft):	MUNICIPAL			Other Names:	WELL 11A	
<u>Perfluorododecanoic acid</u>						
<u>Chemical:</u>						
Results:	PFDOA			RL:	UNK	
Date :	8.7			Top of Screen (ft):	0	
Units:	05/28/2019			Screen Length (ft):	120	
Qualifer:	NG/L			Source:	DHS	
Well Type:	<			Source Name:	1910091-007	
Well Depth (ft):	MUNICIPAL			Other Names:	WELL 11A	
<u>Perfluorododecanoic acid</u>						
<u>Chemical:</u>						
Results:	PFDOA			RL:	UNK	
Date :	1.7			Top of Screen (ft):	0	
Units:	01/15/2020			Screen Length (ft):	120	
Qualifer:	NG/L			Source:	DHS	
Well Type:	<			Source Name:	1910091-007	
Well Depth (ft):	MUNICIPAL			Other Names:	WELL 11A	
<u>Perfluorododecanoic acid</u>						
<u>Chemical:</u>						
Results:	PFDOA			RL:	UNK	
Date :	1.7			Top of Screen (ft):	0	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date :	11/19/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
 <u>Perfluorododecanoic acid</u>						
Chemical:	PFDOA			RL:	UNK	
Results:	1.8			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
 <u>Perfluorohexanoic acid</u>						
Chemical:	PFHA			RL:	UNK	
Results:	3.1			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
 <u>Perfluorohexanoic acid</u>						
Chemical:	PFHA			RL:	UNK	
Results:	3.1			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
 <u>Perfluorohexanoic acid</u>						
Chemical:	PFHA			RL:	UNK	
Results:	2.7			Top of Screen (ft):	0	
Date :	01/15/2020			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
 <u>Perfluorohexanoic acid</u>						
Chemical:	PFHA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
 <u>Perfluorohexanoic acid</u>						
Chemical:	PFHA			RL:	UNK	
Results:	8.6			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Qualifer:	<				Source Name:	1910091-007
Well Type:	MUNICIPAL				Other Names:	WELL 11A
Well Depth (ft):						
<u>Perfluorohexanoic acid</u>						
Chemical:	PFHA			RL:		UNK
Results:	3.2			Top of Screen (ft):		0
Date :	11/19/2019			Screen Length (ft):		120
Units:	NG/L			Source:		DHS
Qualifer:				Source Name:		1910091-007
Well Type:	MUNICIPAL			Other Names:		WELL 11A
Well Depth (ft):						
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:		UNK
Results:	8.7			Top of Screen (ft):		0
Date :	05/28/2019			Screen Length (ft):		120
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-007
Well Type:	MUNICIPAL			Other Names:		WELL 11A
Well Depth (ft):						
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:		UNK
Results:	2.2			Top of Screen (ft):		0
Date :	02/18/2020			Screen Length (ft):		120
Units:	NG/L			Source:		DHS
Qualifer:				Source Name:		1910091-007
Well Type:	MUNICIPAL			Other Names:		WELL 11A
Well Depth (ft):						
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:		UNK
Results:	1.9			Top of Screen (ft):		0
Date :	11/19/2019			Screen Length (ft):		120
Units:	NG/L			Source:		DHS
Qualifer:				Source Name:		1910091-007
Well Type:	MUNICIPAL			Other Names:		WELL 11A
Well Depth (ft):						
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:		UNK
Results:	1.8			Top of Screen (ft):		0
Date :	08/22/2019			Screen Length (ft):		120
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-007
Well Type:	MUNICIPAL			Other Names:		WELL 11A
Well Depth (ft):						
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:		UNK
Results:	8.6			Top of Screen (ft):		0
Date :	07/01/2019			Screen Length (ft):		120
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-007
Well Type:	MUNICIPAL			Other Names:		WELL 11A

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

Perfluoroheptanoic acid

Chemical:	PFHPA	RL:	UNK
Results:	2.1	Top of Screen (ft):	0
Date :	01/15/2020	Screen Length (ft):	120
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-007
Well Type:	MUNICIPAL	Other Names:	WELL 11A
Well Depth (ft):			

Perfluorohexanesulfonic acid

Chemical:	PFHXSA	RL:	UNK
Results:	6.3	Top of Screen (ft):	0
Date :	01/15/2020	Screen Length (ft):	120
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-007
Well Type:	MUNICIPAL	Other Names:	WELL 11A
Well Depth (ft):			

Perfluorohexanesulfonic acid

Chemical:	PFHXSA	RL:	UNK
Results:	8.7	Top of Screen (ft):	0
Date :	05/28/2019	Screen Length (ft):	120
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-007
Well Type:	MUNICIPAL	Other Names:	WELL 11A
Well Depth (ft):			

Perfluorohexanesulfonic acid

Chemical:	PFHXSA	RL:	UNK
Results:	12	Top of Screen (ft):	0
Date :	11/19/2019	Screen Length (ft):	120
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-007
Well Type:	MUNICIPAL	Other Names:	WELL 11A
Well Depth (ft):			

Perfluorohexanesulfonic acid

Chemical:	PFHXSA	RL:	UNK
Results:	7.7	Top of Screen (ft):	0
Date :	02/18/2020	Screen Length (ft):	120
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-007
Well Type:	MUNICIPAL	Other Names:	WELL 11A
Well Depth (ft):			

Perfluorohexanesulfonic acid

Chemical:	PFHXSA	RL:	UNK
Results:	8.6	Top of Screen (ft):	0
Date :	07/01/2019	Screen Length (ft):	120
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-007
Well Type:	MUNICIPAL	Other Names:	WELL 11A
Well Depth (ft):			

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

Chemical:	PFHXA	RL:	UNK
Results:	7.9	Top of Screen (ft):	0
Date :	08/22/2019	Screen Length (ft):	120
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-007
Well Type:	MUNICIPAL	Other Names:	WELL 11A
Well Depth (ft):			

Perfluorononanoic acid

Chemical:	PFNA	RL:	UNK
Results:	2.6	Top of Screen (ft):	0
Date :	01/15/2020	Screen Length (ft):	120
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-007
Well Type:	MUNICIPAL	Other Names:	WELL 11A
Well Depth (ft):			

Perfluorononanoic acid

Chemical:	PFNA	RL:	UNK
Results:	8.6	Top of Screen (ft):	0
Date :	07/01/2019	Screen Length (ft):	120
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-007
Well Type:	MUNICIPAL	Other Names:	WELL 11A
Well Depth (ft):			

Perfluorononanoic acid

Chemical:	PFNA	RL:	UNK
Results:	2.7	Top of Screen (ft):	0
Date :	11/19/2019	Screen Length (ft):	120
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-007
Well Type:	MUNICIPAL	Other Names:	WELL 11A
Well Depth (ft):			

Perfluorononanoic acid

Chemical:	PFNA	RL:	UNK
Results:	3	Top of Screen (ft):	0
Date :	02/18/2020	Screen Length (ft):	120
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-007
Well Type:	MUNICIPAL	Other Names:	WELL 11A
Well Depth (ft):			

Perfluorononanoic acid

Chemical:	PFNA	RL:	UNK
Results:	8.7	Top of Screen (ft):	0
Date :	05/28/2019	Screen Length (ft):	120
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-007
Well Type:	MUNICIPAL	Other Names:	WELL 11A
Well Depth (ft):			

Perfluorononanoic acid

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Chemical:	PFNA			RL:	UNK	
Results:	3.3			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	1.8			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	8.6			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	01/15/2020			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Results:	1.7				Top of Screen (ft):	0
Date :	11/19/2019				Screen Length (ft):	120
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-007
Well Type:	MUNICIPAL				Other Names:	WELL 11A
Well Depth (ft):						
 <u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA				RL:	UNK
Results:	1.7				Top of Screen (ft):	0
Date :	02/18/2020				Screen Length (ft):	120
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-007
Well Type:	MUNICIPAL				Other Names:	WELL 11A
Well Depth (ft):						
 <u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA				RL:	UNK
Results:	1.7				Top of Screen (ft):	0
Date :	11/19/2019				Screen Length (ft):	120
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-007
Well Type:	MUNICIPAL				Other Names:	WELL 11A
Well Depth (ft):						
 <u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA				RL:	UNK
Results:	1.7				Top of Screen (ft):	0
Date :	01/15/2020				Screen Length (ft):	120
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-007
Well Type:	MUNICIPAL				Other Names:	WELL 11A
Well Depth (ft):						
 <u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA				RL:	UNK
Results:	1.8				Top of Screen (ft):	0
Date :	08/22/2019				Screen Length (ft):	120
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-007
Well Type:	MUNICIPAL				Other Names:	WELL 11A
Well Depth (ft):						
 <u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA				RL:	UNK
Results:	8.6				Top of Screen (ft):	0
Date :	07/01/2019				Screen Length (ft):	120
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-007
Well Type:	MUNICIPAL				Other Names:	WELL 11A
Well Depth (ft):						
 <u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA				RL:	UNK
Results:	8.7				Top of Screen (ft):	0
Date :	05/28/2019				Screen Length (ft):	120

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:	UNK	
Results:	1.8			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:	UNK	
Results:	8.6			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	01/15/2020			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Well Type:	MUNICIPAL				Other Names:	WELL 11A
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	8.7			Top of Screen (ft):		0
Date :	05/28/2019			Screen Length (ft):		120
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-007
Well Type:	MUNICIPAL			Other Names:		WELL 11A
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	1.8			Top of Screen (ft):		0
Date :	08/22/2019			Screen Length (ft):		120
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-007
Well Type:	MUNICIPAL			Other Names:		WELL 11A
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	01/15/2020			Screen Length (ft):		120
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-007
Well Type:	MUNICIPAL			Other Names:		WELL 11A
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	11/19/2019			Screen Length (ft):		120
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-007
Well Type:	MUNICIPAL			Other Names:		WELL 11A
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	02/18/2020			Screen Length (ft):		120
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-007
Well Type:	MUNICIPAL			Other Names:		WELL 11A
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	8.6			Top of Screen (ft):		0
Date :	07/01/2019			Screen Length (ft):		120
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-007
Well Type:	MUNICIPAL			Other Names:		WELL 11A
Well Depth (ft):						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
51	1 of 1	NE	0.29 / 1,515.24	217.20 / 11	MONTEBELLO LAND AND WATER CO. 283 MAIDEN LN MONTEBELLO CA 90640	C&D DEBRIS RECY
County:		LOS ANGELES				
Activity Type:		INERTS/C&D DISPOSAL				
Phone No:						

52	1 of 1	SSE	0.29 / 1,529.57	181.79 / -24	LA CO DPW FMD RIO HONDO SPREADING GROUND 600 E RIVERVIEW RD MONTEBELLO CA 90640	LUST
Global ID:		T10000002832			County:	LOS ANGELES
Status:		COMPLETED - CASE CLOSED			Latitude:	34.0046997
Status Date:		8/15/2012			Longitude:	-118.0974082
Case Type:		LUST CLEANUP SITE				
Date Source:		LUST Cleanup Sites & Military UST Site from GeoTracker Project Search Results Export; LUST Cleanup Sites & Military UST Site from GeoTracker Cleanup Sites Data Download				

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:		Potential COC:
Local Case No:	015719-017073	How Discovered:
Begin Date:	3/10/2005	Stop Method:
Lead Agency:	LOS ANGELES COUNTY	Stop Description:
Local Agency:	LOS ANGELES COUNTY	Case Worker:
CUF Case:	YES	File Location:
Potential Media of Concern:		JOA
How Discovered Description:		
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)	
DWR GW Subbasin Name:	Coastal Plain Of Los Angeles - Central (4-011.04)	
Disadvantaged Community:		
Calenviroscreen Score:	91-95%	
Site History:		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity

Action Type:	Other
Date :	3/10/2005
Action:	Leak Reported
Action Type:	Other
Date :	3/10/2005
Action:	Leak Stopped
Action Type:	Other
Date :	3/10/2005
Action:	Leak Discovery

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type:	Local Agency Caseworker	Address:	900 S FREMONT AVE
Contact Name:	JOHN AWUJO	Email:	jawujo@dpw.lacounty.gov
City:	ALHAMBRA	Phone No:	6264583507
Organization Name:	LOS ANGELES COUNTY		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Status:		Completed - Case Closed				
Status Date:		8/15/2012				
Status:		Open - Assessment & Interim Remedial Action				
Status Date:		2/14/2011				
Status:		Open - Case Begin Date				
Status Date:		3/10/2005				

LUST Sites from GeoTracker Search - Regulatory Profile

Site Facility Name:	LA CO DPW FMD RIO HONDO SPREADING GROUND	Potential COC:	NONE SPECIFIED
Site Facility Type:	LUST CLEANUP SITE	Facility Type:	
Cleanup Status:	COMPLETED - CASE CLOSED	Composting Method:	
Project Status:		Address:	600 E RIVERVIEW RD
WDR Place Type:		City:	MONTEBELLO
WDR File:		Zip:	90640
WDR Order:		County:	LOS ANGELES
CUF Priority Assig:	D	CUF Claim:	20267
CUF Amount Paid:			
File Location:			
Designated Beneficial Use:	MUN, AGR, IND, PROC		
Project Oversight Agencies:			
Report Link:	https://geotracker.waterboards.ca.gov/profile_report?global_id=T10000002832		
Cleanup Status Detail:	COMPLETED - CASE CLOSED AS OF 8/15/2012		
Cleanup History Link:	https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T10000002832&tabname=regulatoryhistory		
Potential Media of Concern:	NONE SPECIFIED		
User Defined Beneficial Use:			
DWR GW Sub Basin:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
Post Closure Site Management:			
Future Land Use:			
Cleanup Oversight Agencies:	LOS ANGELES COUNTY (LEAD) - CASE #: 015719-017073 CASEWORKER: JOHN AWUJO LOS ANGELES RWQCB (REGION 4)		
Gndwater Monitoring Freque:			
Designated Beneficial Use Desc:	Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply		
Site History:			

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History

Status:	Completed - Case Closed
Date :	8/15/2012
Status:	Open - Assessment & Interim Remedial Action
Date :	2/14/2011
Status:	Open - Case Begin Date
Date :	3/10/2005

LUST Sites from GeoTracker Search - Regulatory Activities (as of May 29, 2021)

Action Type:	Leak Action
Action Date:	3/10/2005
Received Issue Date:	
Action:	Leak Discovery
Doc Link:	
Title Description Comments:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Action Type: Leak Action
Action Date: 3/10/2005
Received Issue Date:
Action: Leak Stopped
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 3/10/2005
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

LUST Sites from GeoTracker Search - Documents (as of May 29, 2021)

Document Type:	Site Documents	Size :	17 KB
Document Date:	8/15/2012*	Submitted By:	GERALD GOODMAN (RP)
Type:	REQUEST FOR CLOSURE	Submitted:	
Title:	CLOSURE CERTIFICATION		
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7816001653/T10000002832.PDF		

Document Type:	Site Documents	Size :	4,844 KB
Document Date:	6/28/2012*	Submitted By:	GERALD GOODMAN (RP)
Type:	SITE ASSESSMENT REPORT	Submitted:	
Title:	LACDPW ENVIRONMENTAL SITE ASSESSMENT		
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3666502535/T10000002832.PDF		

Document Type:	Site Documents	Size :	8,045 KB
Document Date:	7/28/2011*	Submitted By:	GERALD GOODMAN (RP)
Type:	SITE INVESTIGATION WORKPLAN	Submitted:	
Title:	LACDPW WORK PLAN FOR ENVIRONMENTAL SITE ASSESSMENT		
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9904914617/T10000002832.PDF		

Document Type:	Site Documents	Size :	2,401 KB
Document Date:	4/4/2005*	Submitted By:	GERALD GOODMAN (RP)
Type:	TANK REMOVAL REPORT / UST SAMPLING REPORT	Submitted:	
Title:	GEO-CAL, INC. REPORT ON UST REMOVAL		
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7343924820/T10000002832.PDF		

Document Type:	Site Documents	Size :	1,706 KB
Document Date:	4/1/1994*	Submitted By:	GERALD GOODMAN (RP)
Type:	CLOSURE REPORT	Submitted:	
Title:	A.E. SCHMIDT ENVIRONMENTAL UST CLOSURE REPORT		
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7986289739/T10000002832.PDF		

53	1 of 1	SSE	0.32 / 1,680.56	181.09 / -25	THISTLE ROLLER CO INC 209 S VAN NORMAN RD MONTEBELLO CA 90640	RCRA TSD
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EPA Handler ID: CAL000443942
Gen Status Universe: No Report
Contact Name: LUIS LOPEZ
Contact Address: 209 S VAN NORMAN RD , , MONTEBELLO , CA, 90640 ,
Contact Phone No and Ext: 562-948-3705
Contact Email: TRC@THISTLEROLLER.COM
Contact Country:
Land Type:
County Name: LOS ANGELES
EPA Region: 09
Receive Date: 20190227
Location Latitude: 34.004556
Location Longitude: -118.096817

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

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Smelting, Melting and Refining: No
Underground Injection Control: 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: 20190227
Handler Name: THISTLE ROLLER CO INC
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	209 S VAN NORMAN RD
Name:	THISTLE ROLLER CO INC	Street 2:	
Date Became Current:		City:	MONTEBELLO
Date Ended Current:		State:	CA
Phone:	562-948-3705	Country:	
Source Type:	Implementer	Zip Code:	90640

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	209 S VAN NORMAN RD
Name:	LUIS LOPEZ	Street 2:	
Date Became Current:		City:	MONTEBELLO
Date Ended Current:		State:	CA
Phone:	562-948-3705	Country:	
Source Type:	Implementer	Zip Code:	90640

[54](#)

1 of 1

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0.32 /
1,684.51

202.08 /
-4

SAVING EARTH RECYCLING
117 N 5TH ST
MONTEBELLO CA 90640

RECYCLING

Cert ID: RC14329
Operation: 06/20/09
Rural: N
Organization:
Aluminium:
Glass:
Plastic:
Bimetal:
Agency:

Wednesday:
Thursday H:
Friday Hou:
Saturday H:
Sunday Hou:
Mailing Ad:
Mailing Ci:
Mailing St:
Mailing Zi:

411 erisinfo.com | Environmental Risk Information Services Order No: 21102102250

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Used Oil Transporter:	No					
Used Oil Transfer Facility:	No					
Used Oil Processor:	No					
Used Oil Refiner:	No					
Used Oil Burner:	No					
Used Oil Market Burner:	No					
Used Oil Spec Marketer:	No					

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190523
Handler Name: KRAUS CONSTRUCTION
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	18265 MOUNT BALDY CIRCLE
Name:	GREG THIEN	Street 2:	
Date Became Current:		City:	FOUNTAIN VALLEY
Date Ended Current:		State:	CA
Phone:	714-536-1429	Country:	
Source Type:	Implementer	Zip Code:	92708

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	18265 MOUNT BALDY CIRCLE
Name:	GREG THIEN	Street 2:	
Date Became Current:		City:	FOUNTAIN VALLEY
Date Ended Current:		State:	CA
Phone:	714-536-1429	Country:	
Source Type:	Implementer	Zip Code:	92708

57	1 of 1	SSE	0.39 / 2,068.27	177.96 / -28	BAY CITIES CONTAINER CORP. 8315 HANAN WAY PICO RIVERA CA 90660	DELISTED LST
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Delisted Delisted Leaking Storage Tanks

Global ID:	T10000013124	County:	LOS ANGELES
Status:	OPEN - ACTIVE	Latitude:	34.00418
Status Date:	2019-06-26 00:00:00	Longitude:	-118.09599
Case Type:	LUST CLEANUP SITE		
Date Source:	LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download		

58	1 of 1	NNE	0.44 / 2,320.86	210.31 / 4	CHEVRON #9-3545 (FORMER) 200 BEVERLY BLVD E MONTEBELLO CA 90640	LUST
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Global ID:	T0603703502	County:	LOS ANGELES
Status:	COMPLETED - CASE CLOSED	Latitude:	34.0146293
Status Date:	7/17/1996	Longitude:	-118.093877
Case Type:	LUST CLEANUP SITE		
Date Source:	LUST Cleanup Sites & Military UST Site from GeoTracker Project Search Results Export; LUST Cleanup Sites & Military UST Site from GeoTracker Cleanup Sites Data Download		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	I-09873	Potential COC:	Gasoline
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Local Case No:				How Discovered:	Other Means	
Begin Date:		8/28/1986		Stop Method:		
Lead Agency:		LOS ANGELES RWQCB (REGION 4)		Stop Description:		
Local Agency:		LOS ANGELES COUNTY		Case Worker:	YR	
CUF Case:		YES		File Location:		
Potential Media of Concern:		Aquifer used for drinking water supply				
How Discovered Description:						
Calwater Watershed Name:		Los Angeles River - Los Angeles (412.10)				
DWR GW Subbasin Name:		Coastal Plain Of Los Angeles - Central (4-011.04)				
Disadvantaged Community:						
Calenviroscreen Score:		86-90%				
Site History:						

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity

Action Type:	Other
Date :	5/14/1992
Action:	Leak Reported
Action Type:	Other
Date :	8/28/1986
Action:	Leak Discovery

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type:	Local Agency Caseworker	Address:	900 S FREMONT AVE
Contact Name:	JOHN AWUJO	Email:	jawujo@dpw.lacounty.gov
City:	ALHAMBRA	Phone No:	6264583507
Organization Name:	LOS ANGELES COUNTY		
Contact Type:	Regional Board Caseworker	Address:	320 W. 4TH ST., SUITE 200
Contact Name:	YUE RONG	Email:	yrong@waterboards.ca.gov
City:	Los Angeles	Phone No:	
Organization Name:	LOS ANGELES RWQCB (REGION 4)		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status:	Completed - Case Closed
Status Date:	7/17/1996
Status:	Open - Remediation
Status Date:	10/13/1995
Status:	Open - Remediation
Status Date:	5/14/1992
Status:	Open - Case Begin Date
Status Date:	8/28/1986

LUST Sites from GeoTracker Search - Regulatory Profile

Site Facility Name:	CHEVRON #9-3545 (FORMER)	Potential COC:	GASOLINE
Site Facility Type:	LUST CLEANUP SITE	Facility Type:	
Cleanup Status:	COMPLETED - CASE CLOSED	Composting Method:	
Project Status:		Address:	200 BEVERLY BLVD E
WDR Place Type:		City:	MONTEBELLO
WDR File:		Zip:	90640
WDR Order:		County:	LOS ANGELES
CUF Priority Assig:	D	CUF Claim:	4789
CUF Amount Paid:	\$462,378		
File Location:			
Designated Beneficial Use:	MUN, AGR, IND, PROC		
Project Oversight Agencies:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0603703502 Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 7/17/1996 Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603703502&tabname=regulatoryhistory Potential Media of Concern: AQUIFER USED FOR DRINKING WATER SUPPLY User Defined Beneficial Use: DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04) Calwater Watershed Name: Los Angeles River - Los Angeles (412.10) Post Closure Site Management: Future Land Use: Cleanup Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: I-09873 CASEWORKER: YUE RONG LOS ANGELES COUNTY CASEWORKER: JOHN AWUJO Gndwater Monitoring Freque: Designated Beneficial Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply Site History: No site history available						

LUST Sites from GeoTracker Search - Cleanup Status History

Status:	Completed - Case Closed
Date :	7/17/1996
Status:	Open - Remediation
Date :	10/13/1995
Status:	Open - Remediation
Date :	5/14/1992
Status:	Open - Case Begin Date
Date :	8/28/1986

LUST Sites from GeoTracker Search - Regulatory Activities (as of May 29, 2021)

Action Type:	Leak Action
Action Date:	5/14/1992
Received Issue Date:	
Action:	Leak Reported
Doc Link:	
Title Description Comments:	

Action Type:	Leak Action
Action Date:	8/28/1986
Received Issue Date:	
Action:	Leak Discovery
Doc Link:	
Title Description Comments:	

59	1 of 1	N	0.44 / 2,337.55	209.65 / 3	BEVERLY SURGICAL CENTER 105 BEVERLY BLVD. W. MONTEBELLO CA 90640	LUST
Global ID:	T0603739181			County:	LOS ANGELES	
Status:	COMPLETED - CASE CLOSED			Latitude:	34.015169	
Status Date:	3/7/2011			Longitude:	-118.098975	
Case Type:	LUST CLEANUP SITE					
Date Source:	LUST Cleanup Sites & Military UST Site from GeoTracker Project Search Results Export; LUST Cleanup Sites & Military UST Site from GeoTracker Cleanup Sites Data Download					

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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RB Case No:	R-13293	Potential COC:	Diesel
Local Case No:	013293	How Discovered:	Tank Closure
Begin Date:	7/5/1999	Stop Method:	Close and Replace Tank
Lead Agency:	LOS ANGELES RWQCB (REGION 4)	Stop Description:	
Local Agency:	LOS ANGELES COUNTY	Case Worker:	NB
CUF Case:	NO	File Location:	Regional Board
Potential Media of Concern:	Under Investigation		
How Discovered Description:			
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
DWR GW Subbasin Name:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Disadvantaged Community:			
Calenviroscreen Score:	91-95%		
Site History:			

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity

Action Type:	ENFORCEMENT
Date :	3/7/2011
Action:	Closure/No Further Action Letter
Action Type:	ENFORCEMENT
Date :	2/17/2011
Action:	Site Visit / Inspection / Sampling
Action Type:	RESPONSE
Date :	5/15/2010
Action:	Soil and Water Investigation Report
Action Type:	ENFORCEMENT
Date :	3/17/2010
Action:	Staff Letter
Action Type:	RESPONSE
Date :	2/18/2010
Action:	Soil and Water Investigation Workplan
Action Type:	RESPONSE
Date :	10/30/2009
Action:	Other Report / Document
Action Type:	ENFORCEMENT
Date :	9/29/2009
Action:	Staff Letter
Action Type:	Other
Date :	7/8/1999
Action:	Leak Reported
Action Type:	REMEDIATION
Date :	7/8/1999
Action:	
Action Type:	Other
Date :	7/5/1999
Action:	Leak Discovery

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type:	Regional Board Caseworker	Address:	320 WEST 4TH STREET, SUITE 200
Contact Name:	NHAN BAO	Email:	nbao@waterboards.ca.gov
City:	LOS ANGELES	Phone No:	2135766703
Organization Name:	LOS ANGELES RWQCB (REGION 4)		
Contact Type:	Local Agency Caseworker	Address:	900 S. FREMONT AVE.
Contact Name:	RANI IYER	Email:	riyer@dpw.lacounty.gov

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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City: ALHAMBRA Phone No:
 Organization Name: LOS ANGELES COUNTY

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Completed - Case Closed
 Status Date: 3/7/2011

Status: Open - Site Assessment
 Status Date: 3/14/2010

Status: Open - Referred
 Status Date: 5/11/2009

Status: Open - Site Assessment
 Status Date: 7/8/1999

Status: Open - Case Begin Date
 Status Date: 7/5/1999

LUST Sites from GeoTracker Search - Regulatory Profile

Site Facility Name:	BEVERLY SURGICAL CENTER	Potential COC:	DIESEL
Site Facility Type:	LUST CLEANUP SITE	Facility Type:	
Cleanup Status:	COMPLETED - CASE CLOSED	Composting Method:	
Project Status:		Address:	105 BEVERLY BLVD. W.
WDR Place Type:		City:	MONTEBELLO
WDR File:		Zip:	90640
WDR Order:		County:	LOS ANGELES
CUF Priority Assig:		CUF Claim:	
CUF Amount Paid:			
File Location:	REGIONAL BOARD		
Designated Beneficial Use:	MUN, AGR, IND, PROC		
Project Oversight Agencies:			
Report Link:	https://geotracker.waterboards.ca.gov/profile_report?global_id=T0603739181		
Cleanup Status Detail:	COMPLETED - CASE CLOSED AS OF 3/7/2011		
Cleanup History Link:	https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603739181&tabname=regulatoryhistory		
Potential Media of Concern:	UNDER INVESTIGATION		
User Defined Beneficial Use:			
DWR GW Sub Basin:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
Post Closure Site Management:			
Future Land Use:			
Cleanup Oversight Agencies:	LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: R-13293 CASEWORKER: NHAN BAO LOS ANGELES COUNTY - CASE #: 013293 CASEWORKER: RANI IYER CASEWORKER: MANUEL R REGALADO		
Gndwater Monitoring Freque:			
Designated Beneficial Use Desc:	Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply		
Site History:			

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History

Status: Completed - Case Closed
 Date : 3/7/2011

Status: Open - Site Assessment
 Date : 3/14/2010

Status: Open - Referred
 Date : 5/11/2009

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Status: Open - Site Assessment
Date : 7/8/1999

Status: Open - Case Begin Date
Date : 7/5/1999

LUST Sites from GeoTracker Search - Cleanup Action Report (as of May 29, 2021)

Action Type:	UNKNOWN	Begin Date:	7/8/1999
Phase:		End Date:	
Contaminant Mass Removed:			
Description:			

LUST Sites from GeoTracker Search - Regulatory Activities (as of May 29, 2021)

Action Type:	Other Regulatory Actions
Action Date:	3/7/2011
Received Issue Date:	3/7/2011
Action:	Closure/No Further Action Letter
Doc Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603739181&enforcement_id=6079617&temptable=ENFORCEMENT

Title Description Comments:

Closure/No Further Action

Action Type:	Other Regulatory Actions
Action Date:	2/17/2011
Received Issue Date:	2/17/2011
Action:	Site Visit / Inspection / Sampling
Doc Link:	

Title Description Comments:

Site Inspection

Action Type:	Response Requested - Reports
Action Date:	5/15/2010
Received Issue Date:	4/19/2010
Action:	Soil and Water Investigation Report
Doc Link:	

Title Description Comments:

Action Type:	Other Regulatory Actions
Action Date:	3/17/2010
Received Issue Date:	3/17/2010
Action:	Staff Letter
Doc Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603739181&enforcement_id=6046774&temptable=ENFORCEMENT

Title Description Comments:

Soil and Groundwater Investigation

Action Type:	Response Requested - Workplans
Action Date:	2/18/2010
Received Issue Date:	2/18/2010
Action:	Soil and Water Investigation Workplan
Doc Link:	

Title Description Comments:

Action Type:	Response Requested - Other
Action Date:	10/30/2009
Received Issue Date:	2/8/2010
Action:	Other Report / Document

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions
 Action Date: 9/29/2009
 Received Issue Date: 9/29/2009
 Action: Staff Letter
 Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603739181&enforcement_id=6033555&temptable=ENFORCEMENT

Title Description Comments:

Request for Additional Information

Action Type: Leak Action
 Action Date: 7/8/1999
 Received Issue Date:
 Action: Leak Reported
 Doc Link:
 Title Description Comments:

Action Type: Cleanup Action
 Action Date: 7/8/1999
 Received Issue Date:
 Action:
 Doc Link:
 Title Description Comments:

Action Type: Leak Action
 Action Date: 7/5/1999
 Received Issue Date:
 Action: Leak Discovery
 Doc Link:
 Title Description Comments:

LUST Sites from GeoTracker Search - Site Maps (as of May 29, 2021)

Title: B1 (B1)
 Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1406708717/T0603739181.PDF
 Size : 55 KB
 Submitted By: JOE FREY (AUTH_RP)
 Submitted: 8/9/2010*

Title: B2 (B2)
 Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7197534143/T0603739181.PDF
 Size : 55 KB
 Submitted By: JOE FREY (AUTH_RP)
 Submitted: 8/9/2010*

Title: GEO_MAP
 Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/8437342345/T0603739181.PDF
 Size : 26 KB
 Submitted By: JOE FREY (AUTH_RP)
 Submitted: 8/9/2010*

LUST Sites from GeoTracker Search - Documents (as of May 29, 2021)

Document Type:	Site Documents	Size :	
Document Date:	3/7/2011	Submitted By:	JESSICA PAO (REGULATOR)
Type:	CLOSURE/NO FURTHER ACTION LETTER	Submitted:	
Title:	CLOSURE/NO FURTHER ACTION		
Title Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603739181&enforcement_id=6079617		

Document Type:	Site Documents	Size :	1,481 KB
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Date: Type:	4/6/2010* SOIL AND WATER INVESTIGATION REPORT				Submitted By: Submitted:	JOE FREY (AUTH_RP)
Title: Title Link:	SUBSURFACE SOIL INVESTIGATION https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6778619229/T0603739181.PDF					
Document Type: Document Date: Type: Title: Title Link:	Site Documents 3/17/2010 STAFF LETTER SOIL AND GROUNDWATER INVESTIGATION https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603739181&enforcement_id=6046774			Size : Submitted By: Submitted:	NHAN BAO (REGULATOR)	
Document Type: Document Date: Type: Title: Title Link:	Site Documents 2/16/2010 SOIL AND WATER INVESTIGATION WORKPLAN SUBSURFACE SOIL INVESTIGATION https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6774400115/T0603739181.PDF			Size : Submitted By: Submitted:	1,833 KB JOE FREY (AUTH_RP)	
Document Type: Document Date: Type: Title: Title Link:	Site Documents 9/29/2009 STAFF LETTER REQUEST FOR ADDITIONAL INFORMATION https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603739181&enforcement_id=6033555			Size : Submitted By: Submitted:	NHAN BAO (REGULATOR)	

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1 of 1

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0.45 /
2,400.65202.31 /
-4BANK OF AMERICA
700 WHITTIER BOULEVARD
MONTEBELLO CA 90640-4710

RCRA TSD

EPA Handler ID: CAC003020639
Gen Status Universe: No Report
Contact Name: CA7-701-02-28 PALABINDELA
Contact Address: 275 S VALENCIA AVE , , BREA , CA, 92823 ,
Contact Phone No and Ext: 714-577-0865
Contact Email: TAMMYHURLEY@ALLIANCE-ENVIRO.COM
Contact Country:
Land Type:
County Name: LOS ANGELES
EPA Region: 09
Receive Date: 20190620
Location Latitude: 34.010145
Location Longitude: -118.107113

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Smelting, Melting and Refining: No
Underground Injection Control: 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

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

Sequence No: 1
Receive Date: 20190620
Handler Name: BANK OF AMERICA
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	275 S VALENCIA AVE
Name:	BANK OF AMERICA	Street 2:	
Date Became Current:		City:	BREA
Date Ended Current:		State:	CA
Phone:	714-577-0865	Country:	
Source Type:	Implementer	Zip Code:	92823
Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	275 S VALENCIA AVE
Name:	CA7-701-02-28 PALABINDELA	Street 2:	
Date Became Current:		City:	BREA
Date Ended Current:		State:	CA
Phone:	714-577-0865	Country:	
Source Type:	Implementer	Zip Code:	92823

[61](#)

1 of 2

NE

0.46 /
2,450.66

210.70 /
5

RIO HONDO CONVALESCENT
 HOME
 273 E BEVERLY BLVD
 MONTEBELLO CA 90460-3775

LUST

Global ID: T10000002664
Status: COMPLETED - CASE CLOSED
Status Date: 7/30/2014
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites & Military UST Site from GeoTracker Project Search Results Export; LUST Cleanup Sites & Military UST Site from GeoTracker Cleanup Sites Data Download

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:		Potential COC:	Benzene, Xylene, Gasoline
Local Case No:		How Discovered:	Tank Closure
Begin Date:	7/13/1998	Stop Method:	Close and Remove Tank
Lead Agency:	SWRCB	Stop Description:	
Local Agency:	LOS ANGELES COUNTY	Case Worker:	MC
CUF Case:	NO	File Location:	
Potential Media of Concern:	Soil		
How Discovered Description:			
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
DWR GW Subbasin Name:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Disadvantaged Community:			
Calenviroscreen Score:	91-95%		
Site History:			

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity

Action Type: ENFORCEMENT
Date : 7/30/2014
Action: Closure/No Further Action Letter

Action Type: ENFORCEMENT
Date : 6/4/2014

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Action:		State Water Board – Closure Order				
Action Type:		ENFORCEMENT				
Date :		3/11/2014				
Action:		Notification - Public Notice of Case Closure				
Action Type:		RESPONSE				
Date :		9/10/2013				
Action:		Request for Closure - Regulator Responded				
Action Type:		ENFORCEMENT				
Date :		6/25/2013				
Action:		Referral to Regional Board				
Action Type:		Other				
Date :		11/30/2010				
Action:		Leak Reported				
Action Type:		Other				
Date :		7/13/1998				
Action:		Leak Stopped				
Action Type:		Other				
Date :		7/13/1998				
Action:		Leak Discovery				

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type:	Local Agency Caseworker	Address:	900 SOUTH FREMONT AVE
Contact Name:	KATTYA BATRES RINZE	Email:	gbatres@dpw.lacounty.gov
City:	ALHAMBRA	Phone No:	
Organization Name:	LOS ANGELES COUNTY		
Contact Type:	Regional Board Caseworker	Address:	1001 I Street
Contact Name:	MATTHEW COHEN	Email:	matthew.cohen@waterboards.ca.gov
City:	SACRAMENTO	Phone No:	9163415751
Organization Name:	SWRCB		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status:	Completed - Case Closed
Status Date:	7/30/2014
Status:	Open - Eligible for Closure
Status Date:	6/5/2014
Status:	Open - Eligible for Closure
Status Date:	12/13/2013
Status:	Open - Site Assessment
Status Date:	11/30/2010
Status:	Open - Assessment & Interim Remedial Action
Status Date:	11/30/2010
Status:	Open - Case Begin Date
Status Date:	7/13/1998

LUST Sites from GeoTracker Search - Regulatory Profile

Site Facility Name:	RIO HONDO CONVALESCENT HOME	Potential COC:	BENZENE, GASOLINE, XYLENE
Site Facility Type:	LUST CLEANUP SITE	Facility Type:	
Cleanup Status:	COMPLETED - CASE CLOSED	Composting Method:	
Project Status:		Address:	273 E BEVERLY BLVD
WDR Place Type:		City:	MONTEBELLO

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
WDR File:				Zip:	90460-3775	
WDR Order:				County:	LOS ANGELES	
CUF Priority Assig:				CUF Claim:		
CUF Amount Paid:						
File Location:						
Designated Beneficial Use:		MUN, AGR, IND, PROC				
Project Oversight Agencies:						
Report Link:		https://geotracker.waterboards.ca.gov/profile_report?global_id=T10000002664				
Cleanup Status Detail:		COMPLETED - CASE CLOSED AS OF 7/30/2014				
Cleanup History Link:		https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T10000002664&tabname=regulatoryhistory				
Potential Media of Concern:		SOIL				
User Defined Beneficial Use:						
DWR GW Sub Basin:		Coastal Plain Of Los Angeles - Central (4-011.04)				
Calwater Watershed Name:		Los Angeles River - Los Angeles (412.10)				
Post Closure Site Management:						
Future Land Use:						
Cleanup Oversight Agencies:		SWRCB (LEAD) CASEWORKER: MATTHEW COHEN LOS ANGELES COUNTY - CASE #: 018504-025999 CASEWORKER: KATTYA BATRES RINZE LOS ANGELES RWQCB (REGION 4) - CASE #: R-25999				
Gndwater Monitoring Freque:						
Designated Beneficial Use Desc:		Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply				
Site History:						
No site history available						

LUST Sites from GeoTracker Search - Cleanup Status History

Status:	Completed - Case Closed
Date :	7/30/2014
Status:	Open - Eligible for Closure
Date :	6/5/2014
Status:	Open - Eligible for Closure
Date :	12/13/2013
Status:	Open - Assessment & Interim Remedial Action
Date :	11/30/2010
Status:	Open - Site Assessment
Date :	11/30/2010
Status:	Open - Case Begin Date
Date :	7/13/1998

LUST Sites from GeoTracker Search - Regulatory Activities (as of May 29, 2021)

Action Type:	Other Regulatory Actions
Action Date:	7/30/2014
Received Issue Date:	7/30/2014
Action:	Closure/No Further Action Letter
Doc Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002664&enforcement_id=6214468&temptable=ENFORCEMENT
Title Description Comments:	

Closure/ No Further Action Letter

Action Type:	Other Regulatory Actions
Action Date:	6/4/2014
Received Issue Date:	6/4/2014
Action:	State Water Board - Closure Order

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002664&enforcement_id=6205633&temptable=ENFORCEMENT

Title Description Comments:

State Water Board- Closure Order

Action Type: Notices
Action Date: 3/11/2014
Received Issue Date: 3/11/2014
Action: Notification - Public Notice of Case Closure
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002664&enforcement_id=6195607&temptable=ENFORCEMENT

Title Description Comments:

Rio Hondo Convalescent Home_Notice

Action Type: Response Requested - Other
Action Date: 9/10/2013
Received Issue Date: 9/10/2013
Action: Request for Closure - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000002664&doc_id=5794190

Title Description Comments:

Low-Threat Underground Storage Tank Case Closure Request Rio Hondo Subacute and Nursing Center 273 East Beverly Boulevard Montebello, California 90640 - No further corrective action is required for this site. The case should be closed., This case was ordered closed 6/4/14

Action Type: Referral to Other Agency
Action Date: 6/25/2013
Received Issue Date: 6/25/2013
Action: Referral to Regional Board
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002664&enforcement_id=6163495&temptable=ENFORCEMENT

Title Description Comments:

Action Type: Leak Action
Action Date: 11/30/2010
Received Issue Date:
Action: Leak Reported
Doc Link:

Title Description Comments:

Action Type: Leak Action
Action Date: 7/13/1998
Received Issue Date:
Action: Leak Discovery
Doc Link:

Title Description Comments:

Action Type: Leak Action
Action Date: 7/13/1998
Received Issue Date:
Action: Leak Stopped
Doc Link:

Title Description Comments:

LUST Sites from GeoTracker Search - Documents (as of May 29, 2021)

Document Type:	Site Documents	Size :	
Document Date:	7/30/2014	Submitted By:	JESSICA TRYON (REGULATOR)
Type:	CLOSURE/NO FURTHER ACTION LETTER	Submitted:	
Title:	CLOSURE/ NO FURTHER ACTION LETTER		
Title Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002664&enforcement_id=6214468		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:	Site Documents			Size :	111 KB	
Document Date:	6/12/2014			Submitted By:	MART DROLLINGER (AUTH_RP)	
Type:	REQUEST FOR CLOSURE			Submitted:		
Title:	LOW-THREAT UNDERGROUND STORAGE TANK CASE -FINAL CLOSURE REQUEST					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5823076367/T10000002664.PDF					
Document Type:	Site Documents			Size :		
Document Date:	6/4/2014			Submitted By:	JESSICA TRYON (REGULATOR)	
Type:	STATE WATER BOARD - CLOSURE ORDER			Submitted:		
Title:	STATE WATER BOARD- CLOSURE ORDER					
Title Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002664&enforcement_id=6205633					
Document Type:	Site Documents			Size :		
Document Date:	3/11/2014			Submitted By:	SHEENA DHILLON (REGULATOR)	
Type:	NOTIFICATION - PUBLIC NOTICE OF CASE CLOSURE			Submitted:		
Title:	RIO HONDO CONVALESCENT HOME_NOTICE					
Title Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002664&enforcement_id=6195607					
Document Type:	Site Documents			Size :	1,958 KB	
Document Date:	9/10/2013			Submitted By:	MART DROLLINGER (AUTH_RP)	
Type:	REQUEST FOR CLOSURE			Submitted:		
Title:	LOW-THREAT UNDERGROUND STORAGE TANK CASE CLOSURE REQUEST RIO HONDO SUBACUTE AND NURSING CENTER 273 EAST BEVERLY BOULEVARD MONTEBELLO, CALIFORNIA 90640					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5024751186/T10000002664.PDF					
Document Type:	Site Documents			Size :		
Document Date:	6/25/2013			Submitted By:	GISELA KATTYA BATRES RINZE (REGULATOR)	
Type:	REFERRAL TO REGIONAL BOARD			Submitted:		
Title:	UNKNOWN					
Title Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002664&enforcement_id=6163495					
61	2 of 2	NE	0.46 / 2,450.66	210.70 / 5	Rio Hondo Convalescent Home 273 East Beverly Blvd, Montebello, Los Angeles County CA	UST CLOSURE
Claim Case No:	Case No. 018504-025999					
ID:	018504-025999					
Deadline to Recv Comments:	2014/05/16					
Prop UST Case Closure Type:	Closure of Underground Storage Tank (UST) Cases - Closure Denials and Approved Orders					
<u>Documents</u>						
Doc Type:	Notice					
Documents Link:	https://www.waterboards.ca.gov/water_issues/programs/ustcf/docs/prop_closure_cases/018504_025999_notice.pdf					
Doc Type:	Exec Draft Order					
Documents Link:	https://www.waterboards.ca.gov/water_issues/programs/ustcf/docs/prop_closure_cases/018504_025999_do.pdf					
Doc Type:	Final Summary					
Documents Link:	https://www.waterboards.ca.gov/water_issues/programs/ustcf/docs/prop_closure_cases/018504_025999_sum.pdf					
<u>Closur Denial Approved Orders</u>						
Doc Title:	WQO 2014-0083-UST (06/04/2014)					
Denial Link:	https://www.waterboards.ca.gov/water_issues/programs/ustcf/docs/prop_closure_cases/2014_0083_ust.pdf					
<u>Closure Letter Signed</u>						
Letter Title:	Uniform Closure Letter (07/28/2014)					

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[erisinfo.com](#) | Environmental Risk Information Services

Order No: 21102102250

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Letter Link:		https://www.waterboards.ca.gov/water_issues/programs/ustcf/docs/prop_closure_cases/018504_025999_uniformletter.pdf				

62	1 of 1	NNW	0.48 / 2,518.02	209.02 / 3	BEVERLY HOSPITAL 309 BEVERLY BLVD W MONTEBELLO CA 90640	LUST
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Global ID: T0603705176
Status: COMPLETED - CASE CLOSED
Status Date: 11/12/1996
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites & Military UST Site from GeoTracker Project Search Results Export; LUST Cleanup Sites & Military UST Site from GeoTracker Cleanup Sites Data Download

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: R-13093
Local Case No:
Begin Date: 12/11/1995
Lead Agency: LOS ANGELES COUNTY
Local Agency: LOS ANGELES COUNTY
CUF Case: NO
Potential Media of Concern: Soil
How Discovered Description:
Calwater Watershed Name: Los Angeles River - Los Angeles (412.10)
DWR GW Subbasin Name: Coastal Plain Of Los Angeles - Central (4-011.04)
Disadvantaged Community:
Calenviroscreen Score: 91-95%
Site History:

Potential COC: Other Solvent or Non-Petroleum Hydrocarbon
How Discovered: Tank Closure
Stop Method:
Stop Description:
Case Worker: JOA
File Location:

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity

Action Type: Other
Date : 12/11/1995
Action: Leak Stopped

Action Type: Other
Date : 12/11/1995
Action: Leak Discovery

Action Type: Other
Date : 12/11/1995
Action: Leak Reported

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: JOHN AWUJO
City: ALHAMBRA
Organization Name: LOS ANGELES COUNTY
Address: 900 S FREMONT AVE
Email: jawujo@dpw.lacounty.gov
Phone No: 6264583507

Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
City: Los Angeles
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
Email: yrong@waterboards.ca.gov
Phone No:

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Completed - Case Closed
Status Date: 11/12/1996

Status: Open - Case Begin Date
Status Date: 12/11/1995

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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LUST Sites from GeoTracker Search - Regulatory Profile

Site Facility Name:	BEVERLY HOSPITAL	Potential COC:	OTHER SOLVENT OR NON-PETROLEUM HYDROCARBON
Site Facility Type:	LUST CLEANUP SITE	Facility Type:	
Cleanup Status:	COMPLETED - CASE CLOSED	Composting Method:	
Project Status:		Address:	309 BEVERLY BLVD W
WDR Place Type:		City:	MONTEBELLO
WDR File:		Zip:	90640
WDR Order:		County:	LOS ANGELES
CUF Priority Assig:		CUF Claim:	
CUF Amount Paid:			
File Location:			
Designated Beneficial Use:	MUN, AGR, IND, PROC		
Project Oversight Agencies:			
Report Link:	https://geotracker.waterboards.ca.gov/profile_report?global_id=T0603705176		
Cleanup Status Detail:	COMPLETED - CASE CLOSED AS OF 11/12/1996		
Cleanup History Link:	https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603705176&tabname=regulatoryhistory		
Potential Media of Concern:	SOIL		
User Defined Beneficial Use:			
DWR GW Sub Basin:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
Post Closure Site Management:			
Future Land Use:			
Cleanup Oversight Agencies:	LOS ANGELES COUNTY (LEAD) CASEWORKER: JOHN AWUJO LOS ANGELES RWQCB (REGION 4) - CASE #: R-13093 CASEWORKER: YUE RONG		
Gndwater Monitoring Freque:			
Designated Beneficial Use Desc:	Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply		
Site History:			

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History

Status:	Completed - Case Closed
Date :	11/12/1996
Status:	Open - Case Begin Date
Date :	12/11/1995

LUST Sites from GeoTracker Search - Regulatory Activities (as of May 29, 2021)

Action Type:	Leak Action
Action Date:	12/11/1995
Received Issue Date:	
Action:	Leak Discovery
Doc Link:	
Title Description Comments:	

Action Type:	Leak Action
Action Date:	12/11/1995
Received Issue Date:	
Action:	Leak Stopped
Doc Link:	
Title Description Comments:	

Action Type:	Leak Action
Action Date:	12/11/1995
Received Issue Date:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Action: Leak Reported
 Doc Link:
 Title Description Comments:

63	1 of 1	SSE	0.48 / 2,526.02	175.54 / -31	Murk BROS. Disposal 5440 Van Norman RD., Pico Rivera, CA 90660 Pico Rivera CA	SWF LA COUNTY
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Site ID:	313	Disposal Area Acre:	
Site SWIS No:	19-AS-0460	Max Depth of Fill Ft:	
Status:	Closed	Remaining Cap Mln:	
Site Type:	Waste Hauler	Site Contact:	
Present Use:		Site Contact Phone:	(562) 692-9791
Permitted Capacity:		Site Email:	biggregmurk@msn.com
Beginning Oper Dt:		District:	1
Ending Oper Dt:			
Alt Site Name:			
Alt Address:			
Hours of Operation:			
Local Enforcement Agency:			
Site Mailing Address:			
Site Website:			
Waste Accepted:			

64	1 of 1	ENE	0.48 / 2,549.16	181.70 / -24	VICTOR OROZCO 8339 BEVERLY ROAD PICO RIVERA CA 90660	RCRA TSD
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EPA Handler ID:	CAC003013589
Gen Status Universe:	No Report
Contact Name:	VICTOR OROZCO
Contact Address:	8339 BEVERLY ROAD , , PICO RIVERA , CA, 90660 ,
Contact Phone No and Ext:	562-217-7269
Contact Email:	ERNIE@SIRRIS.BIZ
Contact Country:	
Land Type:	
County Name:	LOS ANGELES
EPA Region:	09
Receive Date:	20190506
Location Latitude:	34.012377
Location Longitude:	-118.091111

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Smelting, Melting and Refining:	No
Underground Injection Control:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190506
Handler Name:	VICTOR OROZCO
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	8339 BEVERLY ROAD
Name:	VICTOR OROZCO	Street 2:	
Date Became Current:		City:	PICO RIVERA
Date Ended Current:		State:	CA
Phone:	562-217-7269	Country:	
Source Type:	Implementer	Zip Code:	90660
Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	8339 BEVERLY ROAD
Name:	VICTOR OROZCO	Street 2:	
Date Became Current:		City:	PICO RIVERA
Date Ended Current:		State:	CA
Phone:	562-217-7269	Country:	
Source Type:	Implementer	Zip Code:	90660

65	1 of 1	SSE	0.49 / 2,574.09	175.81 / -30	UNION PACIFIC CORPORATION 329 VAN NORMAN RD N MONTEBELLO CA 90640	
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Global ID:	T0603704300	County:	LOS ANGELES
Status:	COMPLETED - CASE CLOSED	Latitude:	34.0033548
Status Date:	10/4/1996	Longitude:	-118.0969381
Case Type:	LUST CLEANUP SITE		
Date Source:	LUST Cleanup Sites & Military UST Site from GeoTracker Project Search Results Export; LUST Cleanup Sites & Military UST Site from GeoTracker Cleanup Sites Data Download		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	I-15359	Potential COC:	Gasoline
Local Case No:		How Discovered:	Tank Closure
Begin Date:	4/9/1990	Stop Method:	
Lead Agency:	LOS ANGELES RWQCB (REGION 4)	Stop Description:	
Local Agency:	LOS ANGELES COUNTY	Case Worker:	YR
CUF Case:	NO	File Location:	
Potential Media of Concern:	Soil		
How Discovered Description:			
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
DWR GW Subbasin Name:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Disadvantaged Community:			
Calenviroscreen Score:	91-95%		
Site History:			

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity

Action Type:	Other
Date :	5/11/1990
Action:	Leak Reported

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Action Type: Other
Date : 4/9/1990
Action: Leak Stopped

Action Type: Other
Date : 4/9/1990
Action: Leak Discovery

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type:	Regional Board Caseworker	Address:	320 W. 4TH ST., SUITE 200
Contact Name:	YUE RONG	Email:	yrong@waterboards.ca.gov
City:	Los Angeles	Phone No:	
Organization Name:	LOS ANGELES RWQCB (REGION 4)		

Contact Type:	Local Agency Caseworker	Address:	900 S FREMONT AVE
Contact Name:	JOHN AWUJO	Email:	jawujo@dpw.lacounty.gov
City:	ALHAMBRA	Phone No:	6264583507
Organization Name:	LOS ANGELES COUNTY		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Completed - Case Closed
Status Date: 10/4/1996

Status: Open - Site Assessment
Status Date: 5/11/1990

Status: Open - Case Begin Date
Status Date: 4/9/1990

LUST Sites from GeoTracker Search - Regulatory Profile

Site Facility Name:	UNION PACIFIC CORPORATION	Potential COC:	GASOLINE
Site Facility Type:	LUST CLEANUP SITE	Facility Type:	
Cleanup Status:	COMPLETED - CASE CLOSED	Composting Method:	
Project Status:		Address:	329 VAN NORMAN RD N
WDR Place Type:		City:	MONTEBELLO
WDR File:		Zip:	90640
WDR Order:		County:	LOS ANGELES
CUF Priority Assig:		CUF Claim:	
CUF Amount Paid:			
File Location:			
Designated Beneficial Use:	MUN, AGR, IND, PROC		
Project Oversight Agencies:			
Report Link:	https://geotracker.waterboards.ca.gov/profile_report?global_id=T0603704300		
Cleanup Status Detail:	COMPLETED - CASE CLOSED AS OF 10/4/1996		
Cleanup History Link:	https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603704300&tabname=regulatoryhistory		
Potential Media of Concern:	SOIL		
User Defined Beneficial Use:			
DWR GW Sub Basin:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
Post Closure Site Management:			
Future Land Use:			
Cleanup Oversight Agencies:	LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: I-15359 CASEWORKER: YUE RONG LOS ANGELES COUNTY CASEWORKER: JOHN AWUJO		
Gndwater Monitoring Freque:			
Designated Beneficial Use	Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply		
Desc:			
Site History:			

No site history available

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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LUST Sites from GeoTracker Search - Cleanup Status History

Status:	Completed - Case Closed
Date :	10/4/1996
Status:	Open - Site Assessment
Date :	5/11/1990
Status:	Open - Case Begin Date
Date :	4/9/1990

LUST Sites from GeoTracker Search - Regulatory Activities (as of May 29, 2021)

Action Type:	Leak Action
Action Date:	5/11/1990
Received Issue Date:	
Action:	Leak Reported
Doc Link:	
Title Description Comments:	

Action Type:	Leak Action
Action Date:	4/9/1990
Received Issue Date:	
Action:	Leak Discovery
Doc Link:	
Title Description Comments:	

Action Type:	Leak Action
Action Date:	4/9/1990
Received Issue Date:	
Action:	Leak Stopped
Doc Link:	
Title Description Comments:	

66	1 of 1	SSE	0.50 / 2,616.57	174.78 / -31	Van Disposal 8223 Loch Lomond DR., Pico Rivera, CA 90660 Pico Rivera CA	SWF LA COUNTY
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Site ID:	306	Disposal Area Acre:	
Site SWIS No:	19-AS-0419	Max Depth of Fill Ft:	
Status:	Active	Remaining Cap Mln:	
Site Type:	Waste Hauler	Site Contact:	
Present Use:		Site Contact Phone:	(323) 722-0247
Permitted Capacity:		Site Email:	
Beginning Oper Dt:		District:	1
Ending Oper Dt:			
Alt Site Name:			
Alt Address:			
Hours of Operation:			
Local Enforcement Agency:			
Site Mailing Address:			
Site Website:			
Waste Accepted:			

67	1 of 2	WSW	0.50 / 2,623.80	208.43 / 2	SAVING EARTH RECYCLING 623 W OLYMPIC BLVD MONTEBELLO CA 90640	RECYCLING
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Cert ID:	RC136084.001	Wednesday:	8:00 AM - 5:00 PM
Operation:	12/10/10	Thursday H:	8:00 AM - 5:00 PM

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Rural: Organization: Aluminium: Glass: Plastic: Bimetal: Agency: Grand Fath: Cert Status: Operatione: Monday Hou: Tuesday Ho:	N SAVING EARTH RECYCLING Yes Yes Yes Yes N/A N OPERATIONAL 8:00 AM - 5:00 PM 8:00 AM - 5:00 PM				Friday Hou: Saturday H: Sunday Hou: Mailing Ad: Mailing Ci: Mailing St: Mailing Zi: Phone No: Website: Email: Hours of Ope: County:	8:00 AM - 5:00 PM 8:00 AM - 5:00 PM 9:00 AM - 2:00 PM 8950 GALLATIN RD PICO RIVERA CA 90660 (323) 472-1747 savingearthrecycling@yahoo.com LOS ANGELES
67	2 of 2	WSW	0.50 / 2,623.80	208.43 / 2	SAVING EARTH RECYCLING CENTER 623 W OLYMPIC BLVD MONTEBELLO CA 90640-5229	RECYCLING
Cert ID: Operation: Rural: Organization: Aluminium: Glass: Plastic: Bimetal: Agency: Grand Fath: Cert Status: Operatione: Monday Hou: Tuesday Ho:	RC245907.001 5/23/2016 N GREEN CLEAN PLANET RECYCLING Yes Yes Yes Yes N/A N 8:00 am - 5:00 pm; Closed 1:00- 2:00 8:00 am - 5:00 pm; Closed 1:00- 2:00				Wednesday: Thursday H: Friday Hou: Saturday H: Sunday Hou: Mailing Ad: Mailing Ci: Mailing St: Mailing Zi: Phone No: Website: Email: Hours of Ope: County:	8:00 am - 5:00 pm; Closed 1:00- 2:00 8:00 am - 5:00 pm; Closed 1:00- 2:00 8:00 am - 5:00 pm; Closed 1:00- 2:00 8:00 am - 4:30 pm; Closed 1:00- 2:00 9:00 am - 2:00 pm; Closed 12:00 -1:00 623 W OLYMPIC BLVD MONTEBELLO CA 90640-5229 (562) 395-8198 ivonneyaney@gmail.com MON - SAT 8:00 AM - 2:00 PM; SUN CLOSED LOS ANGELES
68	1 of 1	ESE	0.55 / 2,894.91	172.07 / -34	PICO AUTO SALVAGE 8500 WHITTIER BOULEVARD PICO RIVERA CA 90660	ENVIROSTOR
Estor/EPA ID: Site Code: Nat Priority List: APN: Census Tract: Site Type: Address Description: Office: Special Program: Funding: Cleanup Status: Cleanup Oversight Agencies: School District: Past Use that Caused Contam: Potential Media Affected: Potential Contamin of Concern:	60002082 301683 NO NONE SPECIFIED 6037500700 EVALUATION 8500 WHITTIER BOULEVARD CLEANUP CHATSWORTH EPA - PASI EPA GRANT INACTIVE - NEEDS EVALUATION AS OF 8/31/2014 DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY NONE SPECIFIED NONE SPECIFIED NONE SPECIFIED				Assembly District: Senate District: Permit Renewal Lead: Public Partici Spclst: Project Manager: County: Latitude: Longitude: Acres: Supervisor:	58 NARINE AGHAKIANT LOS ANGELES 34.0036213 -118.0905673 NONE SPECIFIED HAISSAM SALLOUM
NONE SPECIFIED						
Site History:						
Status: A2 Program Type: CalEnviroScreen Score: Summary Link:	INACTIVE - NEEDS EVALUATION EVALUATION 76-80% https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60002082					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>Completed Activities</u>						
Title:		Abbreviated Preliminary Assessment (APA)				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		PA/SI Reassessment				
Date Completed:		11/21/2014				
Comments:						
69	1 of 1	ESE	0.60 / 3,183.58	176.33 / -30	SOS METALS 8526 WHITTIER BLVD. PICO RIVERA CA 90660	ENVIROSTOR
Estor/EPA ID:		19340796		Assembly District:		58
Site Code:				Senate District:		32
Nat Priority List:		NO		Permit Renewal Lead:		
APN:		6348-022-042, 6348-022-043, 6348-022-044, 6348-022-045, 6348-022-046		Public Partici Spclst:		
Census Tract:		6037500600		Project Manager:		
Site Type:		EVALUATION		County:		LOS ANGELES
Address Description:		8526 WHITTIER BLVD.		Latitude:		34.003969
Office:		CLEANUP CYPRESS		Longitude:		-118.089983
Special Program:				Acres:		0 ACRES
Funding:		NOT APPLICABLE		Supervisor:		
Cleanup Status:		REFER: 1248 LOCAL AGENCY AS OF 7/16/2001				
Cleanup Oversight Agencies:		LOS ANGELES COUNTY - LEAD AGENCY				
School District:						
Past Use that Caused Contam:		NONE SPECIFIED				
Potential Media Affected:		NONE SPECIFIED				
Potential Contamin of Concern:						
ETHYLENE GLYCOL						
LEAD						
Site History:						
acres unknown						
Status:		REFER: 1248 LOCAL AGENCY				
A2 Program Type:		EVALUATION				
CalEnviroScreen Score:		81-85%				
Summary Link:		https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=19340796				
<u>Completed Activities</u>						
Title:		SB 1248				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19340796&doc_id=6019437				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		SB 1248 Notification				
Date Completed:		7/10/2001				
Comments:		SB 1248 Los Angeles County				
Title:		Site Screening				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19340796&doc_id=60300875				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Site Screening				
Date Completed:		11/17/2000				

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

70	1 of 1	WSW	0.76 / 4,028.43	202.52 / -4	SIMONS BRICK CO.- MONTEBELLO PLANT LOS ANGELES COUNTY MONTEBELLO CA 90640	MRDS
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Dep ID:	10212507	I1:	29
Dev Status:	PAST PRODUCER	Latitude:	34.005127
Code List:	CLY	Longitude:	-118.112
Url:	http://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10212507		

Commodity

I1:	25	Line:	1
Code:	CLY	Inserted By:	MAS migration
Commodity:	Clay	Insert Date:	29-OCT-2002 09:00:24
Commodity Type:	Non-metallic	Updated By:	USGS
Commodity Group:	Clays	Update Date:	29-OCT-2002 09:01:56
Importance:	Primary		

Names

I1:	34	Inserted By:	MAS migration
Status:	Current	Insert Date:	29-OCT-02
Site Name:	Simons Brick Co.-Montebello Plant	Updated By:	USGS
Line:	1	Update Date:	29-OCT-02

Names

I1:	34	Inserted By:	MAS migration
Status:	Previous	Insert Date:	29-OCT-02
Site Name:	Simons Brick Co-Montebello Plant	Updated By:	USGS
Line:	2	Update Date:	29-OCT-02

71	1 of 1	NNW	0.96 / 5,046.88	296.32 / 90	OPERATING INDUSTRIES, INC., LANDFILL 900 N POTRERO GRANDE DR MONTEREY PARK CA 91754	NPL
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EPA ID:	CAT080012024	Latitude:	34.033333
SITE ID:	0902673	Longitude:	-118.105556
SEMS ID:	902673		

NPL (SEMS FOIA 004)

Final Date:	06/10/86	County:	LOS ANGELES
Federal Facility:	No	Latitude:	34.033333
SAA (Superfund Alt.):		Longitude:	-118.105556
NAI:	No		
NA Entity (NAI Status):			

NPL Status Information (EPA's Where You Live Map)

Status:	NPL Site	SITS ID:	932
Construction Completion No:	1131		
Construction Completion:	09/11/2012		
Proposed Date:	10/15/1984		
Listing Date:	06/10/1986		
NOID Date:			
Deletion Date:			

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev/Diff (ft)</i>	<i>Site</i>	<i>DB</i>
Notice of Data Availability:						
Site Listing Narrative:					CAT080012024 (PDF)	
Site Progress Profile:					Operating Industries, Inc., Landfill	
Proposed Fr Notice:					10/15/1984 (PDF)	
Listing Fr Notice:					06/10/1986 (PDF)	
NOID Fr Notice:						
Deletion Fr Notice:						
Restoration Fr Notice:						
Site Had a Partial Deletion:		No				

Unplottable Summary

Total: 3 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
EMISSIONS	MCFARLAND ENERGY INC	WHITTIER LEASE, PHILADELPHIA	WHITTIER CA	90760	861269403
WASTE DISCHG	MONTEBELLO FOREBAY GROUNDWATER RECHARGE	WHITTIER BOULEVARD	PICO RIVERA CA	90660-2522	858657779
WASTE DISCHG	WHITTIER (FILLMORE) FIELD	WHITTIER FIELD	WHITTIER CA	90601	858658449

Unplottable Report

Site: MCFARLAND ENERGY INC
WHITTIER LEASE, PHILADELPHIA WHITTIER CA 90760

EMISSIONS

1987 Criteria Data

Facility ID: 38149
Facility SIC Code: 1311
CO: 19
Air Basin: SC
District: SC
COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:

CERR Code:
TOGT: .1
ROGT: .0885
COT:
NOXT:
SOXT:
PMT:
PM10T:

1987 Toxic Data

Facility ID: 38149
Facility SIC Code: 1311
CO: 19
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

1990 Criteria Data

Facility ID: 38149
Facility SIC Code: 1311
CO: 19
Air Basin: SC
District: SC
COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:

CERR Code:
TOGT: .1
ROGT: .0885
COT:
NOXT:
SOXT:
PMT:
PM10T:

1990 Toxic Data

Facility ID: 38149
Facility SIC Code: 1311
CO: 19
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

Site: MONTEBELLO FOREBAY GROUNDWATER RECHARGE
WHITTIER BOULEVARD PICO RIVERA CA 90660-2522

WASTE DISCHG

Global ID: WDR100001790
Facility ID:
Status: ACTIVE - WDR
Note:

Site Facility Type: * WDR SITE
Site Code:
County: LOS ANGELES

Information related to facilities can be searched on Geo Tracker Website: <https://geotracker.waterboards.ca>.

WDR Sites from GeoTracker Search - Facilities (as of May 29, 2021)

Site Facility Name: MONTEBELLO FOREBAY GROUNDWATER RECHARGE
Site Facility Type: * WDR SITE
Cleanup Status: ACTIVE - WDR
Cleanup Stat Detail:
Potential COC:
CUF Claim No:
CUF Amount Paid:
WDR Place Type: Recycled Water Use Area
Potential Media of Concern:
User Defined Beneficial Use:
Designated Beneficial Use: MUN, AGR, IND, PROC
Designated Beneficial Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply
Post Closure Site Management:
Future Land Use Reported:
CUF Priority Assigned:
Project Status: ACTIVE - WDR AS OF 9/9/1991
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed:
Cleanup Oversight Agencies:
Project Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CI #: 5728
CASEWORKER: Don Tsai
Facility Type:
Composting Method:
Groundwater Monitoring
Frequ:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=WDR100001790
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=WDR100001790&tabname=regulatoryhistory
Site History:
No site history available

WDR Sites from GeoTracker Search - Regulatory Activities (as of May 29, 2021)

Action: MRP Revision
Action Type: Enforcement/Orders
Title Description Comments: CEC MRP Update
Doclink: https://geotracker.waterboards.ca.gov/view_documents?global_id=WDR100001790&enforcement_id=6448120&temptable=ENFORCEMENT
Action Date: 9/24/2020
Received Issue Date: 9/24/2020

Action: Staff Letter
Action Type: Other Regulatory Actions
Title Description Comments: MontForebay Compliance Review ltr 20160504 final
Doclink: https://geotracker.waterboards.ca.gov/view_documents?global_id=WDR100001790&enforcement_id=6283856&temptable=ENFORCEMENT
Action Date: 5/4/2016
Received Issue Date: 5/4/2016

Action: Other Report / Document
Action Type: Response Requested - Other
Title Description Comments: GRRRs Compliance Assessment Report - June 2015
Doclink: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=WDR100001790&doc_id=5869791
Action Date: 6/18/2015
Received Issue Date: 6/18/2015

Action: WDR Revision
Action Type: Enforcement/Orders
Title Description Comments: Order No. R4-2009-0048 WRR-WDR A01 4-10-14 (amendment)
Doclink: https://geotracker.waterboards.ca.gov/view_documents?global_id=WDR100001790&enforcement_id=6302752&temptable=ENFORCEMENT
Action Date: 4/10/2014
Received Issue Date: 4/10/2014

Action: WDR Revision
Action Type: Enforcement/Orders
Title Description Comments: Approval - Montebello Forebay of Increase in Averaging Period 6-04-13
Doclink: https://geotracker.waterboards.ca.gov/view_documents?global_id=WDR100001790&enforcement_id=6302751&temptable=ENFORCEMENT
Action Date: 6/4/2013
Received Issue Date: 6/4/2013

Action: Staff Letter
Action Type: Other Regulatory Actions
Title Description Comments: Montebello Forebay Groundwater Recharge _Amend to MRP, CI 5728_2012-07-20
Doclink: https://geotracker.waterboards.ca.gov/view_documents?global_id=WDR100001790&enforcement_id=6130842&temptable=ENFORCEMENT

Action Date: 7/20/2012
Received Issue Date: 7/20/2012

Action: WDR Revision
Action Type: Enforcement/Orders
Title Description Comments: Order No. R4-2009-0048 WRR 4-02-2009 (amendment)
Doclink: https://geotracker.waterboards.ca.gov/view_documents?global_id=WDR100001790&enforcement_id=6302750&temptable=ENFORCEMENT

Action Date: 4/2/2009
Received Issue Date: 4/2/2009

Action: Waste Discharge Requirements
Action Type: Enforcement/Orders
Title Description Comments: Order No. 91-100_WRR 9-09-1991
Doclink: https://geotracker.waterboards.ca.gov/view_documents?global_id=WDR100001790&enforcement_id=6302749&temptable=ENFORCEMENT

Action Date: 9/9/1991
Received Issue Date: 9/9/1991

Action: Waste Discharge Requirements
Action Type: Enforcement/Orders
Title Description Comments: 5728_91-100_WRR.pdf
Doclink: https://geotracker.waterboards.ca.gov/view_documents?global_id=WDR100001790&enforcement_id=6131918&temptable=ENFORCEMENT

Action Date: 8/27/1991
Received Issue Date: 8/27/1991

WDR Sites from GeoTracker Search - Project Status History (as of May 29, 2021)

Status: Active - WDR
Date: 9/9/1991

Status: Open - Case Begin Date
Date: 9/9/1991

Status: Open - Case Begin Date
Date: 8/27/1991

WDR Sites from GeoTracker Search - Site Maps (as of May 29, 2021)

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/5800109148/WDR100001790.PDF
Submitted By: WRD (AUTH_RP)
Submitted: 11/15/2012*
Size: 1,169 KB

WDR Sites from GeoTracker Search - Documents (as of May 29, 2021)

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT SEPTEMBER 2014
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3886878728/WDR100001790.PDF
Size: 836 KB
Document Date: 11/12/2014
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE REPORT - MAY 2014
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3649156689/WDR100001790.PDF
Size: 831 KB
Document Date: 7/10/2014
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT FOR JULY 2019
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1704125463/WDR100001790.PDF
Size: 980 KB
Document Date: 9/13/2019*

Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE, MONITORING REPORT FOR FEBRUARY 2019
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8732519984/WDR100001790.PDF
Size: 1,470 KB
Document Date: 4/15/2019*
Submitted By: JESSICA LAU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONTHLY MONITORING REPORT JANUARY 2019
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1826803803/WDR100001790.PDF
Size: 490 KB
Document Date: 3/15/2019*
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE PROJECT-NDMA DATA 2ND QUARTER 2017
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1290366828/WDR100001790.PDF
Size: 151 KB
Document Date: 9/1/2017
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE REPORT MARCH 2014
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4911073803/WDR100001790.PDF
Size: 1,563 KB
Document Date: 5/15/2014*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE - FEBRUARY 2014
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6834505200/WDR100001790.PDF
Size: 539 KB
Document Date: 4/14/2014*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT FOR DECEMBER 2014
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7544562637/WDR100001790.PDF
Size: 505 KB
Document Date: 2/12/2015
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: STAFF LETTER
Document Type: Site Documents
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE_AMEND TO MRP, CI 5728_2012-07-20
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=WDR100001790&enforcement_id=6130842
Size:
Document Date: 7/20/2012
Submitted By: CLARITA S. QUIDILLA (REGULATOR)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT FOR JANUARY 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4578986823/WDR100001790.PDF
Size: 1,313 KB

Document Date: 3/15/2018
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT FOR DECEMBER 2017
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3238173067/WDR100001790.PDF
Size: 2,222 KB
Document Date: 2/15/2018
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: MONITORING REPORT - ANNUALLY
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE ANNUAL MONITORING REPORT OCTOBER 2016 - SEPTEMBER 2017
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7209967255/WDR100001790.PDF
Size: 13,087 KB
Document Date: 12/15/2017
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONITORING REPORT FOR MARCH 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9374352216/WDR100001790.PDF
Size: 388 KB
Document Date: 5/15/2020*
Submitted By: QIN LIU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONITORING REPORT FOR DECEMBER 2019
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7536159813/WDR100001790.PDF
Size: 1,243 KB
Document Date: 2/14/2020*
Submitted By: QIN LIU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE, MONITORING REPORT FOR SEPTEMBER 2019
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3622475683/WDR100001790.PDF
Size: 788 KB
Document Date: 11/14/2019*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE, MONITORING REPORT FOR AUGUST 2019
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1071258783/WDR100001790.PDF
Size: 894 KB
Document Date: 10/15/2019*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 4TH QUARTER 2013
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6006727755/WDR100001790.PDF
Size: 104 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 3RD QUARTER 2015

Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4797140538/WDR100001790.PDF
Size: 618 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 1ST QUARTER 2007
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9349329352/WDR100001790.PDF
Size: 900 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 3RD QUARTER 2002
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2116640090/WDR100001790.PDF
Size: 512 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 2ND QUARTER 2005
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3137198090/WDR100001790.PDF
Size: 532 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: QAPP FOR MONITORING CONSTITUENTS OF EMERGING CONCERN PURSUANT TO THE WATER QUALITY CONTROL POLICY FOR RECYCLED WATER
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9087566673/WDR100001790.PDF
Size: 33,384 KB
Document Date: 12/23/2020*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MRP REVISION
Document Type: Site Documents
Title: CEC MRP UPDATE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=WDR100001790&enforcement_id=6448120
Size:
Document Date: 9/24/2020
Submitted By: STEVEN WEBB (REGULATOR)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MF 2012-12 MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9833066821/WDR100001790.PDF
Size: 547 KB
Document Date: 2/15/2013*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MF 2012-11 REUSE MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1938571989/WDR100001790.PDF
Size: 426 KB
Document Date: 1/14/2013*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER

Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE, MONITORING REPORT FOR MAY 2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5530893683/WDR100001790.PDF
Size: 672 KB
Document Date: 7/13/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE REPORT - FEBRUARY 2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2123161077/WDR100001790.PDF
Size: 1,144 KB
Document Date: 4/12/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONTHLY MONITORING REPORT - JANUARY 2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2124605178/WDR100001790.PDF
Size: 641 KB
Document Date: 3/14/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE, MONITORING REPORT FOR APRIL 2019
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9773308813/WDR100001790.PDF
Size: 1,758 KB
Document Date: 6/13/2019*
Submitted By: JESSICA LAU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONTHLY MONITORING REPORT SEPTEMBER 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7342968881/WDR100001790.PDF
Size: 1,006 KB
Document Date: 11/14/2018
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONTHLY MONITORING REPORT JULY 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5688427865/WDR100001790.PDF
Size: 543 KB
Document Date: 9/14/2018
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT OCTOBER 2017
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4156228840/WDR100001790.PDF
Size: 962 KB
Document Date: 12/15/2017
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT AUGUST 2017
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8620376825/WDR100001790.PDF
Size: 1,166 KB
Document Date: 10/13/2017
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: CORRESPONDENCE
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 1ST QUARTER 2019
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5343301594/WDR100001790.PDF
Size: 835 KB
Document Date: 5/31/2019*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 4TH QUARTER 2014
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3979646682/WDR100001790.PDF
Size: 83 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 2ND QUARTER 2012
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7461454927/WDR100001790.PDF
Size: 86 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 4TH QUARTER 2011
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9590204596/WDR100001790.PDF
Size: 90 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 3RD QUARTER 2013
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3079695284/WDR100001790.PDF
Size: 91 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT NOVEMBER 2014
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6536918401/WDR100001790.PDF
Size: 601 KB
Document Date: 1/14/2015
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE - AUGUST 2013
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4689995944/WDR100001790.PDF
Size: 491 KB
Document Date: 10/15/2013*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 1ST QUARTER 2006
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7031577825/WDR100001790.PDF
Size: 638 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 4TH QUARTER 2006
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4733549654/WDR100001790.PDF
Size: 978 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: REQUEST FOR MODIFICATION OF WDR
Document Type: Site Documents
Title: MONT_FOREBAY_REQUEST TO INCREASE RWC AVERAGING PERIOD
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4339532077/WDR100001790.PDF
Size: 1,012 KB
Document Date: 6/6/2013*
Submitted By: WRD (AUTH_RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONTHLY MONITORING REPORT MAY 2017
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4916757404/WDR100001790.PDF
Size: 948 KB
Document Date: 7/14/2017
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT NOVEMBER 2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9764259040/WDR100001790.PDF
Size: 629 KB
Document Date: 1/11/2017
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT MARCH 2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5300306856/WDR100001790.PDF
Size: 620 KB
Document Date: 5/13/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 1ST QUARTER 2009
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9789469122/WDR100001790.PDF
Size: 1,387 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 1ST QUARTER 2010
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5866136550/WDR100001790.PDF
Size: 4,433 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 2ND QUARTER 2006
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6883718907/WDR100001790.PDF
Size: 2,212 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)

Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 2ND QUARTER 2001
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2224891364/WDR100001790.PDF
Size: 381 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY RECHARGE MONITORING REPORT - FEBRUARY 2013
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2110352993/WDR100001790.PDF
Size: 472 KB
Document Date: 4/11/2013
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE, MONITORING REPORT FOR MAY 2019
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7795083105/WDR100001790.PDF
Size: 1,553 KB
Document Date: 7/15/2019*
Submitted By: JESSICA LAU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE, MONITORING REPORT FOR MARCH 2019
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1731127262/WDR100001790.PDF
Size: 803 KB
Document Date: 5/15/2019*
Submitted By: JESSICA LAU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONTHLY MONITORING REPORT DECEMBER 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1460037469/WDR100001790.PDF
Size: 959 KB
Document Date: 2/15/2019*
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE JUNE 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4173394978/WDR100001790.PDF
Size: 1,056 KB
Document Date: 8/15/2018
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONTHLY MONITORING REPORT MARCH 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8131654739/WDR100001790.PDF
Size: 817 KB
Document Date: 5/15/2018
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONTHLY MONITORING REPORT NOVEMBER 2017
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1361777961/WDR100001790.PDF
Size: 802 KB
Document Date: 1/12/2018

Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONITORING REPORT FOR AUGUST 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1644435048/WDR100001790.PDF
Size: 3,064 KB
Document Date: 10/15/2020*
Submitted By: MANDY NG (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT MARCH 2017
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4387030243/WDR100001790.PDF
Size: 983 KB
Document Date: 8/3/2017
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT OCTOBER 2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2537279129/WDR100001790.PDF
Size: 2,039 KB
Document Date: 12/15/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 2ND QUARTER 2015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8241896212/WDR100001790.PDF
Size: 77 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 1ST QUARTER 2014
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5014899969/WDR100001790.PDF
Size: 97 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE AUGUST 2014 MONTHLY REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5172751724/WDR100001790.PDF
Size: 678 KB
Document Date: 10/14/2014
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - SEMI-ANNUALLY
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE - DECEMBER 2013
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7635062515/WDR100001790.PDF
Size: 588 KB
Document Date: 2/14/2014*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONTHLY MONITORING REPORT 2013-07
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8091781556/WDR100001790.PDF
Size: 417 KB

Document Date: 9/11/2013*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - QUARTERLY
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT - JUNE 2013
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1833413302/WDR100001790.PDF
Size: 2,968 KB
Document Date: 8/15/2013*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 4TH QUARTER 2003
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5884378790/WDR100001790.PDF
Size: 974 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: CORRESPONDENCE
Document Type: Site Documents
Title: 2019-Q4 MONTEBELLO FOREBAY DDW NDMA SUBMITTAL
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7944132924/WDR100001790.PDF
Size: 567 KB
Document Date: 2/28/2020*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: CORRESPONDENCE
Document Type: Site Documents
Title: 2019-Q3 MONTEBELLO FOREBAY DDW NDMA SUBMITTAL
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4578783512/WDR100001790.PDF
Size: 215 KB
Document Date: 11/22/2019*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 4TH QUARTER 2017
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8134231805/WDR100001790.PDF
Size: 999 KB
Document Date: 3/1/2018
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 1ST QUARTER 2013
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1081519842/WDR100001790.PDF
Size: 85 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 3RD QUARTER 2012
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9069029390/WDR100001790.PDF
Size: 86 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT DECEMBER 2015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3627501070/WDR100001790.PDF

Size: 992 KB
Document Date: 2/12/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONTHLY MONITORING REPORT NOVEMBER 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9835766732/WDR100001790.PDF
Size: 459 KB
Document Date: 1/15/2019
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONTHLY MONITORING REPORT AUGUST 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6593563973/WDR100001790.PDF
Size: 750 KB
Document Date: 10/15/2018
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 3RD QUARTER 2010
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4472631871/WDR100001790.PDF
Size: 982 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 2ND QUARTER 2011
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3657988131/WDR100001790.PDF
Size: 1,288 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 1ST QUARTER 2011
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5221992254/WDR100001790.PDF
Size: 1,292 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 3RD QUARTER 2011
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2244608283/WDR100001790.PDF
Size: 2,572 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT FOR FEBRUARY 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5753631830/WDR100001790.PDF
Size: 1,347 KB
Document Date: 4/13/2018
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT JUNE 2017

Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2700943231/WDR100001790.PDF
Size: 873 KB
Document Date: 8/15/2017
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE REPORT FEBRUARY 2015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2224008917/WDR100001790.PDF
Size: 645 KB
Document Date: 4/15/2015
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT FOR JANUARY 2015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4062708258/WDR100001790.PDF
Size: 520 KB
Document Date: 3/13/2015
Submitted By: SUSAN BREMSER (RP)
Submitted:

Type: MONITORING REPORT - ANNUALLY
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE ANNUAL REPORT WY 2012 - 2013
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8277175843/WDR100001790.PDF
Size: 1,162 KB
Document Date: 12/12/2013*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 1ST QUARTER 2002
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4691352605/WDR100001790.PDF
Size: 498 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONITORING REPORT FOR JULY 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1634329020/WDR100001790.PDF
Size: 567 KB
Document Date: 9/15/2020*
Submitted By: MANDY NG (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 4TH QUARTER 2008
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4120546340/WDR100001790.PDF
Size: 1,657 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONTHLY MONITORING REPORT JANUARY 2017
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4436056733/WDR100001790.PDF
Size: 364 KB
Document Date: 3/15/2017
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports

Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONTHLY MONITORING REPORT AUGUST 2015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6151984930/WDR100001790.PDF
Size: 753 KB
Document Date: 10/15/2015
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FORBAY GROUNDWATER RECHARGE MONITORING REPORT JULY 2015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7447310030/WDR100001790.PDF
Size: 563 KB
Document Date: 9/14/2015
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONTHLY MONITORING REPORT APRIL 2017
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6003531098/WDR100001790.PDF
Size: 794 KB
Document Date: 6/15/2017
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 1ST QUARTER 2005
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8967429459/WDR100001790.PDF
Size: 772 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 2ND QUARTER 2003
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9216257452/WDR100001790.PDF
Size: 870 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 3RD QUARTER 2001
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9656821548/WDR100001790.PDF
Size: 1,356 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 2ND QUARTER 2002
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1449884772/WDR100001790.PDF
Size: 1,428 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: CORRESPONDENCE
Document Type: Site Documents
Title: 130604_RWQCB_APPROVAL_MONT_FOREBAY_INCREASE IN RWC AVERAGING PERIOD
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3643924772/WDR100001790.PDF
Size: 1,213 KB
Document Date: 6/4/2013*
Submitted By: WRD (AUTH_RP)
Submitted:

Type: CORRESPONDENCE

Document Type: Site Documents
Title: 130501_CDPH_APPROVAL_MONT_FOREBAY_INCREASE IN RWC AVERAGING PERIOD
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8476261198/WDR100001790.PDF
Size: 60 KB
Document Date: 5/1/2013*
Submitted By: WRD (AUTH_RP)
Submitted:

Type: CORRESPONDENCE
Document Type: Site Documents
Title: 130423_WRD_LETTER_TO_CDPH_AND_LARWQCB_MONTEBELLO FOREBAY (10-YR RWC)_FINAL
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7162433683/WDR100001790.PDF
Size: 1,012 KB
Document Date: 4/23/2013
Submitted By: WRD (AUTH_RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT SEPTEMBER 2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3673101842/WDR100001790.PDF
Size: 711 KB
Document Date: 11/14/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT - JUNE 2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9448676764/WDR100001790.PDF
Size: 1,018 KB
Document Date: 8/15/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: TRANSMITTAL OF THE GRRRS COMPLIANCE ASSESSMENT REPORT FOR THE MONTEBELLO FOREBAY GROUNDWATER RECHARGE PROJECT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3279653966/WDR100001790.PDF
Size: 23,341 KB
Document Date: 12/7/2015
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 2ND QUARTER 2004
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2962141573/WDR100001790.PDF
Size: 686 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 4TH QUARTER 2004
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9687246918/WDR100001790.PDF
Size: 774 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 3RD QUARTER 2006
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1660570144/WDR100001790.PDF
Size: 1,050 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 1ST QUARTER 2004
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1368232429/WDR100001790.PDF
Size: 1,070 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: CORRESPONDENCE
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 2ND QUARTER 2019
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2977114200/WDR100001790.PDF
Size: 329 KB
Document Date: 8/29/2019*
Submitted By: MANDY NG (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY DDW NDMA SUBMITTAL FOURTH QUARTER 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3830777108/WDR100001790.PDF
Size: 1,154 KB
Document Date: 2/28/2019*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY N-NITROSODIMETHYLAMINE (NDMA) DATA FIRST QUARTER 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5128317713/WDR100001790.PDF
Size: 357 KB
Document Date: 8/31/2018
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY N-NITROSODIMETHYLAMINE (NDMA) DATA SECOND QUARTER 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5797797083/WDR100001790.PDF
Size: 399 KB
Document Date: 8/31/2018
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT MAY 2015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7625795483/WDR100001790.PDF
Size: 848 KB
Document Date: 7/15/2015
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE 2014-10
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2185690343/WDR100001790.PDF
Size: 641 KB
Document Date: 12/11/2014
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE REPORT - JULY 2014
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9080528020/WDR100001790.PDF
Size: 558 KB
Document Date: 9/9/2014
Submitted By: ESTHER CANTU (RP)

Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUND WATER RECHARGE MONITORING REPORT APRIL 2014
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8831704318/WDR100001790.PDF
Size: 650 KB
Document Date: 6/11/2014*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT - SEPTEMBER 2013
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1042375683/WDR100001790.PDF
Size: 480 KB
Document Date: 11/14/2013*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT ARPIL 2015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8890733838/WDR100001790.PDF
Size: 1,219 KB
Document Date: 6/12/2015
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE REPORT - OCTOBER 2013
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4485065519/WDR100001790.PDF
Size: 493 KB
Document Date: 12/12/2013*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT - MAY 2013
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7230256557/WDR100001790.PDF
Size: 422 KB
Document Date: 7/11/2013
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 4TH QUARTER 2005
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7400755465/WDR100001790.PDF
Size: 698 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 3RD QUARTER 2000
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4722800970/WDR100001790.PDF
Size: 312 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 1ST QUARTER 2003
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9900839269/WDR100001790.PDF
Size: 1,095 KB
Document Date: 3/21/2016

Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 4TH QUARTER 2002
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6957876622/WDR100001790.PDF
Size: 604 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 3RD QUARTER 2003
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8339956700/WDR100001790.PDF
Size: 1,023 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: GRRRS COMPLIANCE ASSESSMENT REPORT - JUNE 2015
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=WDR100001790&document_id=5869791
Size: 6/18/2015
Document Date: 6/18/2015
Submitted By: CLARITA S. QUIDILLA (REGULATOR)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: ORDER NO. R4-2009-0048-A-01 AMENDING ORDER NO. 91-100 AS AMENDED BY ORDER NO. R4-2009-0048
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4900468349/WDR100001790.PDF
Size: 275 KB
Document Date: 8/20/2014
Submitted By: WRD (AUTH_RP)
Submitted:

Type: EMAIL CORRESPONDENCE
Document Type: Site Documents
Title: 151222_WRD_CENTRAL BASIN WELL OWNERS_NOTICE OF AVAILABILITY OF 2014/15 ANNUAL REPORT FOR MONTEBELLO FOREBAY GROUNDWATER RECHARGE PROJECT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7457342565/WDR100001790.PDF
Size: 78 KB
Document Date: 12/22/2015
Submitted By: WRD (AUTH_RP)
Submitted:

Type: CORRESPONDENCE
Document Type: Site Documents
Title: COMMENTS ON TENTATIVE AMENDMENT TO WRRS FOR MONTEBELLO FOREBAY GROUNDWATER RECHARGE PROJECT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5677392184/WDR100001790.PDF
Size: 52 KB
Document Date: 3/25/2014*
Submitted By: WRD (AUTH_RP)
Submitted:

Type: WDR REVISION
Document Type: Site Documents
Title: APPROVAL - MONTEBELLO FOREBAY OF INCREASE IN AVERAGING PERIOD 6-04-13
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=WDR100001790&enforcement_id=6302751
Size: 6/4/2013
Document Date: 6/4/2013
Submitted By: RAUL MEDINA (REGULATOR)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE REPORT MARCH 2013

Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8267365932/WDR100001790.PDF
Size: 347 KB
Document Date: 5/13/2013*
Submitted By: SUSAN BREMSER (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY 2013-01 MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3244703173/WDR100001790.PDF
Size: 372 KB
Document Date: 3/12/2013*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - QUARTERLY
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE PROJECT N-NITROSODIMETHYLAMINE (NDMA) DATA - FOURTH QUARTER (OCTOBER-DECEMBER) 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8974825382/WDR100001790.PDF
Size: 313 KB
Document Date: 2/26/2021*
Submitted By: MANDY NG (RP)
Submitted:

Type: MONITORING REPORT - ANNUALLY
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY 2019-2020 ANNUAL REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5338778853/WDR100001790.PDF
Size: 3,918 KB
Document Date: 12/15/2020*
Submitted By: MANDY NG (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT FOR SEPTEMBER 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9233790516/WDR100001790.PDF
Size: 629 KB
Document Date: 11/13/2020*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONITORING REPORT FOR NOVEMBER 2019
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1402523934/WDR100001790.PDF
Size: 642 KB
Document Date: 1/15/2020*
Submitted By: QIN LIU (RP)
Submitted:

Type: MONITORING REPORT - ANNUALLY
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY 2018-2019 ANNUAL REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4004079997/WDR100001790.PDF
Size: 4,104 KB
Document Date: 12/12/2019*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE, MONITORING REPORT FOR JUNE 2019
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1887919545/WDR100001790.PDF
Size: 1,035 KB
Document Date: 8/15/2019*
Submitted By: JESSICA LAU (RP)
Submitted:

Type: WASTE DISCHARGE REQUIREMENTS

Document Type: Site Documents
Title: ORDER NO. 91-100_WRR 9-09-1991
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=WDR100001790&enforcement_id=6302749
Size:
Document Date: 9/9/1991
Submitted By: RAUL MEDINA (REGULATOR)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONITORING REPORT FOR JANUARY 2021
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4297824263/WDR100001790.PDF
Size: 576 KB
Document Date: 3/15/2021*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - QUARTERLY
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE PROJECT N-NITROSODIMETHYLAMINE (NDMA) DATA - THIRD QUARTER (JULY-SEPTEMBER) 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4435237050/WDR100001790.PDF
Size: 310 KB
Document Date: 11/24/2020*
Submitted By: MANDY NG (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONITORING REPORT FOR FEBRUARY 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4916195213/WDR100001790.PDF
Size: 738 KB
Document Date: 4/15/2020*
Submitted By: QIN LIU (RP)
Submitted:

Type: STAFF LETTER
Document Type: Site Documents
Title: MONTFOREBAY COMPLIANCE REVIEW LTR 20160504 FINAL
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=WDR100001790&enforcement_id=6283856
Size:
Document Date: 5/4/2016
Submitted By: CLARITA S. QUIDILLA (REGULATOR)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONTHLY MONITORING REPORT - FEBRUARY 2017
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6314552009/WDR100001790.PDF
Size: 1,263 KB
Document Date: 4/14/2017
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - ANNUALLY
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE ANNUAL MONITORING REPORT OCTOBER 2015 - SEPTEMBER 2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4637453079/WDR100001790.PDF
Size: 12,203 KB
Document Date: 12/15/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT - JUNE 2015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8000017285/WDR100001790.PDF
Size: 658 KB
Document Date: 8/13/2015
Submitted By: ESTHER CANTU (RP)

Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 2ND QUARTER 2014
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6292234957/WDR100001790.PDF
Size: 103 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 2ND QUARTER 2009
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2303511202/WDR100001790.PDF
Size: 502 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 1ST QUARTER 2008
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1797751724/WDR100001790.PDF
Size: 1,021 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 3RD QUARTER 2008
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2735830724/WDR100001790.PDF
Size: 1,074 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 2ND QUARTER 2010
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8558336257/WDR100001790.PDF
Size: 1,116 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 4TH QUARTER 2007
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2975599825/WDR100001790.PDF
Size: 1,337 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 3RD QUARTER 2014
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1664526402/WDR100001790.PDF
Size: 103 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 4TH QUARTER 2009
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1363115310/WDR100001790.PDF
Size: 870 KB
Document Date: 3/24/2016

Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 3RD QUARTER 2007
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1259958624/WDR100001790.PDF
Size: 1,062 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 4TH QUARTER 2010
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1374891817/WDR100001790.PDF
Size: 2,842 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT - MARCH 2015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9084829747/WDR100001790.PDF
Size: 553 KB
Document Date: 5/18/2015
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - ANNUALLY
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE ANNUAL MONITORING REPORT OCTOBER 2013 TO SEPTEMBER 2014
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5166297256/WDR100001790.PDF
Size: 1,464 KB
Document Date: 12/15/2014
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE JUNE 2014
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7120405077/WDR100001790.PDF
Size: 745 KB
Document Date: 8/14/2014
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE REPORT JANUARY 2014
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3016175746/WDR100001790.PDF
Size: 415 KB
Document Date: 3/13/2014*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE REPORT - NOVEMBER 2013
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7251267910/WDR100001790.PDF
Size: 430 KB
Document Date: 1/14/2014*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT - APRIL 2013
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9916329562/WDR100001790.PDF

Size: 810 KB
Document Date: 6/12/2013*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 3RD QUARTER 2004
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3588087618/WDR100001790.PDF
Size: 719 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 4TH QUARTER 2015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5060129523/WDR100001790.PDF
Size: 880 KB
Document Date: 2/29/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: WDR REVISION
Document Type: Site Documents
Title: ORDER NO. R4-2009-0048 WRR-WDR A01 4-10-14 (AMENDMENT)
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=WDR100001790&enforcement_id=6302752
Size:
Document Date: 4/10/2014
Submitted By: RAUL MEDINA (REGULATOR)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 3RD QUARTER 2005
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5178016364/WDR100001790.PDF
Size: 601 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - ANNUALLY
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE ANNUAL MONITORING REPORT OCTOBER 2017 - SEPTEMBER 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5416022181/WDR100001790.PDF
Size: 2,424 KB
Document Date: 12/14/2018
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONTHLY MONITORING REPORT MAY 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5070831537/WDR100001790.PDF
Size: 716 KB
Document Date: 7/12/2018
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: MONITORING REPORT - ANNUALLY
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE - ANNUAL REPORT 10/2011 TO 11/2012
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4560988664/WDR100001790.PDF
Size: 1,276 KB
Document Date: 12/14/2012*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports

Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE OCTOBER 2012
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3631270647/WDR100001790.PDF
Size: 485 KB
Document Date: 12/13/2012*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE - SEPTEMBER 2012
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5624989330/WDR100001790.PDF
Size: 1,019 KB
Document Date: 11/6/2012*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - MONTHLY
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER MONITORING REPORT FEBRUARY 2021
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5664332509/WDR100001790.PDF
Size: 820 KB
Document Date: 4/15/2021*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT FOR OCTOBER 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6327853620/WDR100001790.PDF
Size: 746 KB
Document Date: 12/15/2020*
Submitted By: MANDY NG (RP)
Submitted:

Type: MONITORING REPORT - QUARTERLY
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE PROJECT N-NITROSODIMETHYLAMINE(NDMA) DATA - SECOND QUARTER (APRIL - JUNE) 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3117183983/WDR100001790.PDF
Size: 214 KB
Document Date: 9/1/2020*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONITORING REPORT FOR JUNE 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7378668010/WDR100001790.PDF
Size: 968 KB
Document Date: 8/14/2020*
Submitted By: MANDY NG (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELL FOREBAY NDMA DATA SUBMITTAL - 1ST QUARTER 2017
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5264671027/WDR100001790.PDF
Size: 726 KB
Document Date: 6/19/2017
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 2ND QUARTER 2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6884431838/WDR100001790.PDF
Size: 1,257 KB
Document Date: 8/22/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 1ST QUARTER 2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5282899856/WDR100001790.PDF
Size: 647 KB
Document Date: 5/17/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 1ST QUARTER 2012
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7333223342/WDR100001790.PDF
Size: 85 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONTHLY MONITORING REPORT OCTOBER 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3453781366/WDR100001790.PDF
Size: 837 KB
Document Date: 12/14/2018
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONTHLY MONITORING REPORT APRIL 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9011361896/WDR100001790.PDF
Size: 1,207 KB
Document Date: 6/14/2018
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT SEPTEMBER 2017
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4045015335/WDR100001790.PDF
Size: 620 KB
Document Date: 11/15/2017
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT FOR JULY 2017
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5846975922/WDR100001790.PDF
Size: 373 KB
Document Date: 9/15/2017
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY N-NITROSODIMETHYLAMINE (NDMA) DATA THIRD QUARTER 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4551452875/WDR100001790.PDF
Size: 943 KB
Document Date: 11/30/2018
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 3RD QUARTER 2017
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9813010871/WDR100001790.PDF
Size: 206 KB
Document Date: 11/30/2017
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELL FOREBAY NDMA DATA SUBMITTAL - 3RD QUARTER 2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3496009528/WDR100001790.PDF
Size: 831 KB
Document Date: 6/19/2017
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELL FOREBAY NDMA DATA SUBMITTAL - 4TH QUARTER 2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3058420002/WDR100001790.PDF
Size: 1,185 KB
Document Date: 6/19/2017
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 1ST QUARTER 2015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1549169957/WDR100001790.PDF
Size: 82 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 4TH QUARTER 2012
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5969110846/WDR100001790.PDF
Size: 83 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 2ND QUARTER 2013
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6501008987/WDR100001790.PDF
Size: 86 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: WDR REVISION
Document Type: Site Documents
Title: ORDER NO. R4-2009-0048 WRR 4-02-2009 (AMENDMENT)
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=WDR100001790&enforcement_id=6302750
Size:
Document Date: 4/2/2009
Submitted By: RAUL MEDINA (REGULATOR)
Submitted:

Type: WASTE DISCHARGE REQUIREMENTS
Document Type: Site Documents
Title: 5728_91-100_WRR.PDF
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=WDR100001790&enforcement_id=6131918
Size:
Document Date: 8/27/1991
Submitted By: CLARITA S. QUIDILLA (REGULATOR)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT FOR DECEMBER 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4178686976/WDR100001790.PDF
Size: 1,416 KB
Document Date: 2/12/2021*
Submitted By: ESTHER CANTU (RP)

Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE, MONITORING REPORT FOR NOVEMBER 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1691295921/WDR100001790.PDF
Size: 581 KB
Document Date: 1/15/2021*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONITORING REPORT FOR MAY 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2497579753/WDR100001790.PDF
Size: 543 KB
Document Date: 7/15/2020*
Submitted By: MANDY NG (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE, MONITORING REPORT DECEMBER 2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8716880559/WDR100001790.PDF
Size: 852 KB
Document Date: 2/15/2017
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONTHLY MONITORING REPORT APRIL 2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1067560017/WDR100001790.PDF
Size: 923 KB
Document Date: 6/14/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT OCTOBER 2015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8481947481/WDR100001790.PDF
Size: 965 KB
Document Date: 12/10/2015
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT AUGUST 2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3586126923/WDR100001790.PDF
Size: 905 KB
Document Date: 10/14/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUND WATER RECHARGE MONITORING REPORT - JULY 2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2812934577/WDR100001790.PDF
Size: 642 KB
Document Date: 9/14/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT NOVEMBER 2015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7267832159/WDR100001790.PDF
Size: 649 KB
Document Date: 1/15/2016

Submitted By: SUSAN BREMSER (RP)
Submitted:

Type: MONITORING REPORT - ANNUALLY
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE ANNUAL MONITORING REPORT OCTOBER 2014 - SEPTEMBER 2015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1879874527/WDR100001790.PDF
Size: 1,252 KB
Document Date: 12/15/2015
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONTHLY MONITORING REPORT SEPTEMBER 2015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7157553136/WDR100001790.PDF
Size: 926 KB
Document Date: 11/13/2015
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONITORING REPORT FOR APRIL 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5760600209/WDR100001790.PDF
Size: 742 KB
Document Date: 6/15/2020*
Submitted By: MANDY NG (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONITORING REPORT FOR JANUARY 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6858715355/WDR100001790.PDF
Size: 641 KB
Document Date: 3/13/2020*
Submitted By: QIN LIU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONITORING REPORT FOR OCTOBER 2019
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8243017375/WDR100001790.PDF
Size: 818 KB
Document Date: 12/12/2019*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 2ND QUARTER 2007
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8112543463/WDR100001790.PDF
Size: 20,587 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 1ST QUARTER 2001
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3702082037/WDR100001790.PDF
Size: 333 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 2ND QUARTER 2008

Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6223982393/WDR100001790.PDF
Size: 1,104 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 3RD QUARTER 2009
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7260542452/WDR100001790.PDF
Size: 1,104 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 4TH QUARTER 2000
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7140791475/WDR100001790.PDF
Size: 281 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 4TH QUARTER 2001
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7805326998/WDR100001790.PDF
Size: 454 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Site: WHITTIER (FILLMORE) FIELD
WHITTIER FIELD WHITTIER CA 90601

WASTE DISCHG

Global ID: WDR100001355
Facility ID:
Status: HISTORICAL - WDR
Note: Information related to facilities can be searched on Geo Tracker Website: <https://geotracker.waterboards.ca.gov/search>
Source: Cleanup Program Sites from GeoTracker Search

Site Facility Type: * WDR SITE
Site Code:
County: LOS ANGELES

WDR Sites from GeoTracker Search - Facilities (as of May 29, 2021)

Site Facility Name:	WHITTIER (FILLMORE) FIELD	WDR File No:	50-057
Site Facility Type:	* WDR SITE	WDR Order No:	P 0085
Cleanup Status:	HISTORICAL - WDR	File Location:	
Cleanup Stat Detail:		Address/Partial Add:	WHITTIER FIELD
Potential COC:		City:	
CUF Claim No:		Zip:	90601
CUF Amount Paid:		County:	LOS ANGELES
WDR Place Type:	Facility		
Potential Media of Concern:			
User Defined Beneficial Use:			
Designated Beneficial Use:			
Designated Beneficial Use Desc:			
Post Closure Site Management:			
Future Land Use Reported:			
CUF Priority Assigned:			
Project Status:	HISTORICAL - WDR AS OF 1/11/1951		
DWR GW Sub Basin:			
Calwater Watershed:			
Cleanup Oversight Agencies:			
Project Oversight Agencies:	LOS ANGELES RWQCB (REGION 4) (LEAD) - CI #: 0013C		
Facility Type:			
Composting Method:			
Groundwater Monitoring			
Frequ:			

Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=WDR100001355
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=WDR100001355&tabname=regulatoryhistory
Site History:
No site history available

WDR Sites from GeoTracker Search - Project Status History (as of May 29, 2021)

Status: Historical - WDR
Date: 1/11/1951

Appendix: Database Descriptions

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

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

Standard Environmental Record Sources

Federal

Formerly Utilized Sites Remedial Action Program:

[DOE FUSRAP](#)

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

Government Publication Date: Mar 4, 2017

National Priority List:

[NPL](#)

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

Government Publication Date: Aug 25, 2021

National Priority List - Proposed:

[PROPOSED NPL](#)

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

Government Publication Date: Aug 25, 2021

Deleted NPL:

[DELETED NPL](#)

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Government Publication Date: Aug 25, 2021

SEMS List 8R Active Site Inventory:

[SEMS](#)

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

Government Publication Date: Jul 29, 2021

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: Jul 29, 2021

Inventory of Open Dumps, June 1985:

ODI

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

Government Publication Date: Jun 1985

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: Jun 14, 2021

RCRA non-CORRACTS TSD Facilities:

RCRA TSD

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

Government Publication Date: Jun 14, 2021

RCRA Generator List:

RCRA LQG

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

Government Publication Date: Jun 14, 2021

RCRA Small Quantity Generators List:[RCRA SQG](#)

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

Government Publication Date: Jun 14, 2021

RCRA Very Small Quantity Generators List:[RCRA VSQG](#)

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

Government Publication Date: Jun 14, 2021

RCRA Non-Generators:[RCRA NON GEN](#)

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

Government Publication Date: Jun 14, 2021

Federal Engineering Controls-ECs:[FED ENG](#)

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

Government Publication Date: Feb 23, 2021

Federal Institutional Controls- ICs:[FED INST](#)

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

Government Publication Date: Feb 23, 2021

Land Use Control Information System:[LUCIS](#)

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

Government Publication Date: Sep 1, 2006

Emergency Response Notification System:[ERNS 1982 TO 1986](#)

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

Government Publication Date: 1982-1986

Emergency Response Notification System:[ERNS 1987 TO 1989](#)

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

Government Publication Date: 1987-1989

Emergency Response Notification System:[ERNS](#)

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

Government Publication Date: Jul 26, 2021

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

[FED BROWNFIELDS](#)

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

Government Publication Date: Aug 20, 2021

FEMA Underground Storage Tank Listing:

[FEMA UST](#)

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

Government Publication Date: Dec 31, 2017

Facility Response Plan:

[FRP](#)

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

Government Publication Date: Dec 2, 2020

Historical Gas Stations:

[HIST GAS STATIONS](#)

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

Government Publication Date: Jul 1, 1930

Petroleum Refineries:

[REFN](#)

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

Government Publication Date: Jul 10, 2020

Petroleum Product and Crude Oil Rail Terminals:

[BULK TERMINAL](#)

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

Government Publication Date: Apr 28, 2020

LIEN on Property:

[SEMS LIEN](#)

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

Government Publication Date: Jul 29, 2021

Superfund Decision Documents:

[SUPERFUND ROD](#)

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

Government Publication Date: Jun 28, 2021

State

State Response Sites:

[RESPONSE](#)

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

Government Publication Date: Jun 14, 2021

EnviroStor Database:[ENVIROSTOR](#)

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

Government Publication Date: Jun 14, 2021

Delisted State Response Sites:[DELISTED ENVS](#)

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

Government Publication Date: Jun 14, 2021

Solid Waste Information System (SWIS):[SWF/LF](#)

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

Government Publication Date: Jul 20, 2021

Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels:[SWRCB SWF](#)

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

Government Publication Date: Sep 20, 2006

EnviroStor Hazardous Waste Facilities:[HWP](#)

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

Government Publication Date: Jun 14, 2021

Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report:[SWAT](#)

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

Government Publication Date: Dec 31, 1995

Construction and Demolition Debris Recyclers:[C&D DEBRIS RECY](#)

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

Government Publication Date: Jun 20, 2018

Recycling Centers:[RECYCLING](#)

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

Government Publication Date: Nov 2, 2020

Listing of Certified Processors:[PROCESSORS](#)

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

Government Publication Date: Oct 27, 2020

Listing of Certified Dropoff, Collection, and Community Service Programs:[CONTAINER RECY](#)

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

Government Publication Date: Dec 16, 2020

Land Disposal Sites:[LDS](#)

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

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: Jun 22, 2021

Delisted Leaking Storage Tanks:

DELISTED LST

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

Government Publication Date: Jun 22, 2021

Permitted Underground Storage Tank (UST) in GeoTracker:

UST

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

Government Publication Date: Jul 25, 2021

Proposed Closure of Underground Storage Tank Cases:

UST CLOSURE

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

Government Publication Date: May 5, 2021

Historical Hazardous Substance Storage Information Database:

HHSS

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

Government Publication Date: Aug 27, 2015

Statewide Environmental Evaluation and Planning System:

UST SWEEPS

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

Government Publication Date: Oct 1, 1994

Aboveground Storage Tanks:

AST

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

Government Publication Date: Aug 31, 2009

SWRCB Historical Aboveground Storage Tanks:

AST SWRCB

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

Government Publication Date: Dec 1, 2007

Oil and Gas Facility Tanks:

TANK OIL GAS

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

Government Publication Date: Sep 13, 2021

Delisted Storage Tanks:

DELISTED TNK

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

Government Publication Date: Sep 13, 2021

California Environmental Reporting System (CERS) Tanks:[CERS TANK](#)

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

Government Publication Date: Sep 24, 2021

Delisted California Environmental Reporting System (CERS) Tanks:[DELISTED CTNK](#)

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

Government Publication Date: Sep 24, 2021

Historical Hazardous Substance Storage Container Information - Facility Summary:[HIST TANK](#)

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

Government Publication Date: May 27, 1988

Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions:[LUR](#)

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

Government Publication Date: Jun 14, 2021

CALSITES Database:[CALSITES](#)

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

Government Publication Date: May 1, 2004

Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions:[HLUR](#)

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

Government Publication Date: Feb 18, 2021

Deed Restrictions and Land Use Restrictions:[DEED](#)

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

Government Publication Date: Jun 22, 2021

Voluntary Cleanup Program:[VCP](#)

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

Government Publication Date: Jun 14, 2021

GeoTracker Cleanup Program Sites:[CLEANUP SITES](#)

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

Government Publication Date: Jun 22, 2021

Delisted County Records:[DELISTED COUNTY](#)

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

Tribal

Leaking Underground Storage Tanks (LUSTs) on Indian Lands:

INDIAN LUST

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

Government Publication Date: Apr 8, 2020

Underground Storage Tanks (USTs) on Indian Lands:

INDIAN UST

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

Government Publication Date: Apr 8, 2020

Delisted Tribal Leaking Storage Tanks:

DELISTED ILST

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

Government Publication Date: Apr 14, 2020

Delisted Tribal Underground Storage Tanks:

DELISTED IUST

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

Government Publication Date: Apr 14, 2020

County

Los Angeles County - Site Mitigation List:

SML LA

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

Government Publication Date: Mar 2, 2021

Los Angeles County - Solid Waste Sites:

SWF LA COUNTY

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

Government Publication Date: Jun 18, 2021

Los Angeles County - CUPA Program Records:

CUPA LA COUNTY

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

Government Publication Date: Mar 25, 2020

Los Angeles County - HMS List:

HMS LA

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

Government Publication Date: Nov 5, 2020

Los Angeles County - Santa Fe Springs Underground Storage Tank:

UST SANTAFESP

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

Government Publication Date: Jul 19, 2021

Los Angeles County - Long Beach UST List:

UST LONGB

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

Government Publication Date: Jul 9, 2018

Los Angeles County - Burbank City CUPA List:

[CUPA BURBANK](#)

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

Government Publication Date: Aug 21, 2019

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

[UST ELSEGUNDO](#)

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

Government Publication Date: Jan 17, 2017

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

[UST SANTA MONICA](#)

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

Government Publication Date: Dec 3, 2020

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

[AST SANTAMON](#)

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

Government Publication Date: Dec 3, 2020

Los Angeles County - Santa Monica City CUPA Facilities List:

[CUPA SANTAMON](#)

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

Government Publication Date: Dec 3, 2020

Los Angeles County - Torrance City Underground Storage Tanks:

[UST TORRANCE](#)

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

Government Publication Date: Feb 2, 2021

Los Angeles County - Vernon City UST List:

[UST VERNON](#)

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

Government Publication Date: Jun 7, 2021

Los Angeles County - Vernon City CUPA List:

[CUPA VERNON](#)

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

Government Publication Date: Jun 3, 2021

Los Angeles County - City of Los Angeles UST List:

[UST LA CITY](#)

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

Government Publication Date: Jun 1, 2019

Los Angeles County - City of Los Angeles AST List:

[AST LA CITY](#)

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

Government Publication Date: Jun 1, 2019

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

[HAZMAT LA CITY](#)

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

Government Publication Date: Jun 1, 2019

Additional Environmental Record Sources

Federal

PFOA/PFOS Contaminated Sites:

[PFAS NPL](#)

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

Government Publication Date: Sep 17, 2021

Facility Registry Service/Facility Index:

[FINDS/FRS](#)

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

Government Publication Date: Nov 2, 2020

Toxics Release Inventory (TRI) Program:

[TRIS](#)

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

Government Publication Date: Aug 24, 2021

Perfluorinated Alkyl Substances (PFAS) Releases:

[PFAS TRI](#)

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

Government Publication Date: Aug 24, 2021

Perfluorinated Alkyl Substances (PFAS) Water Quality:

[PFAS WATER](#)

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

Government Publication Date: Jul 20, 2020

Hazardous Materials Information Reporting System:

[HMIRS](#)

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

Government Publication Date: Sep 1, 2020

National Clandestine Drug Labs:

[NCDL](#)

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

Government Publication Date: Oct 5, 2020

Toxic Substances Control Act:

[TSCA](#)

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

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

Government Publication Date: Apr 11, 2019

Hist TSCA:

[HIST TSCA](#)

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

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

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing:

FTTS ADMIN

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

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing:

FTTS INSP

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

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List:

PRP

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

Government Publication Date: Jun 25, 2021

State Coalition for Remediation of Drycleaners Listing:

SCRD DRYCLEANER

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

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS):

ICIS

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

Government Publication Date: Jun 14, 2021

Drycleaner Facilities:

FED DRYCLEANERS

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

Government Publication Date: May 5, 2021

Delisted Drycleaner Facilities:

DELISTED FED DRY

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

Government Publication Date: May 5, 2021

Formerly Used Defense Sites:

FUDS

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

Government Publication Date: May 26, 2021

Former Military Nike Missile Sites:

FORMER NIKE

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

Government Publication Date: Dec 2, 1984

PHMSA Pipeline Safety Flagged Incidents:

PIPELINE INCIDENT

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

Government Publication Date: Jul 7, 2020

Material Licensing Tracking System (MLTS):

MLTS

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

Government Publication Date: May 11, 2021

Historic Material Licensing Tracking System (MLTS) sites:

HIST MLTS

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

Government Publication Date: Jan 31, 2010

Mines Master Index File:

MINES

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

Government Publication Date: Nov 3, 2020

Surface Mining Control and Reclamation Act Sites:

SMCRA

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

Government Publication Date: Dec 18, 2020

Mineral Resource Data System:

MRDS

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

Government Publication Date: Mar 15, 2006

Uranium Mill Tailings Radiation Control Act Sites:

URANIUM

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

Government Publication Date: Mar 4, 2017

Alternative Fueling Stations:

ALT FUELS

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

Government Publication Date: Jul 12, 2021

Registered Pesticide Establishments:

SSTS

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

Government Publication Date: Apr 13, 2021

Polychlorinated Biphenyl (PCB) Notifiers:[PCB](#)

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

Government Publication Date: Nov 19, 2020

State**Dry Cleaning Facilities:**[DRYCLEANERS](#)

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

Government Publication Date: Aug 27, 2021

Delisted Drycleaners:[DELISTED DRYCLEANERS](#)

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

Government Publication Date: Aug 27, 2021

Non-Toxic Dry Cleaning Incentive Program:[DRYC GRANT](#)

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

Government Publication Date: Feb 28, 2018

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

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

Government Publication Date: Jun 22, 2021

PFOA/PFOS Groundwater:[PFAS GW](#)

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

Government Publication Date: Oct 22, 2020

Hazardous Waste and Substances Site List - Site Cleanup:[HWSS CLEANUP](#)

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

Government Publication Date: May 20, 2021

List of Hazardous Waste Facilities Subject to Corrective Action:[DTSC HWF](#)

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

Government Publication Date: Jul 18, 2016

EnviroStor Inspection, Compliance, and Enforcement:[INSP COMP ENF](#)

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

Government Publication Date: Apr 29, 2021

School Property Evaluation Program Sites:[SCH](#)

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

Government Publication Date: Jun 14, 2021

California Hazardous Material Incident Report System (CHMIRS):

[CHMIRS](#)

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

Government Publication Date: Aug 1, 2021

Historical California Hazardous Material Incident Report System (CHMIRS):

[HIST CHMIRS](#)

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

Government Publication Date: Jan 1, 1993

Hazardous Waste Manifest Data:

[HAZNET](#)

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

Government Publication Date: Oct 24, 2016

Historical Hazardous Waste Manifest Data:

[HIST MANIFEST](#)

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

Government Publication Date: Dec 31, 1992

DTSC Registered Hazardous Waste Transporters:

[HW TRANSPORT](#)

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

Government Publication Date: Oct 19, 2020

Registered Waste Tire Haulers:

[WASTE TIRE](#)

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

Government Publication Date: Dec 16, 2020

California Medical Waste Management Program Facility List:

[MEDICAL WASTE](#)

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

Government Publication Date: Dec 31, 2020

Historical Cortese List:

[HIST CORTESE](#)

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

Government Publication Date: Nov 13, 2008

Cease and Desist Orders and Cleanup and Abatement Orders:

[CDO/CAO](#)

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

Government Publication Date: Jul 19, 2020

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: Sep 24, 2021

Delisted Environmental Reporting System (CERS) Hazardous Waste Sites:

DELISTED HAZ

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

Government Publication Date: Nov 29, 2018

Sites in GeoTracker:

GEOTRACKER

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

Government Publication Date: Jun 22, 2021

Mines Listing:

MINE

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

Government Publication Date: Jan 12, 2021

Recorded Environmental Cleanup Liens:

LIEN

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

Government Publication Date: Nov 16, 2020

Waste Discharge Requirements:

WASTE DISCHG

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

Government Publication Date: Jun 22, 2021

Toxic Pollutant Emissions Facilities:

EMISSIONS

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

Government Publication Date: Dec 31, 2019

Clandestine Drug Lab Sites:

CDL

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

Government Publication Date: Jan 19, 2021

Tribal

No Tribal additional environmental record sources available for this State.

County

Los Angeles County - Santa Monica City Hazardous Materials Facilities:

[HAZMAT SANTAMON](#)

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

Government Publication Date: Mar 12, 2020

Los Angeles County - Santa Monica City Hazardous Waste Facilities:

[HAZ WST SANTAMON](#)

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

Government Publication Date: Dec 3, 2020

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 H - Lien Search

EXHIBIT A

The land referred to is situated in the County of Los Angeles, City of Montebello, State of California, and is described as follows:

THAT PORTION OF LOT "B" OF MONTEBELLO, IN THE CITY OF MONTEBELLO, AS PER MAP RECORDED IN BOOK 78 PAGE 19 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 102 OF SAID MONTEBELLO, THENCE SOUTH 75° 53' 40" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 102, 300 00 FEET, THENCE SOUTHWESTERLY 277 94 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE LAND CONVEYED TO W. W. BLACK, BY DEED RECORDED IN BOOK 6621 PAGE 288 OF DEEDS, THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE THEREOF, AND PARALLEL WITH THE NORTHERLY LINE OF WHITTIER AVENUE 102.68 FEET TO THE WESTERLY LINE OF SAID LOT "B" BEING ALSO THE EASTERLY LINE OF POPLAR AVENUE, THENCE NORTHEASTERLY 169 70 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION LYING SOUTHEASTERLY OF THE FOLLOWING:

DESCRIBED LINE BEGINNING AT SAID NORTHEAST CORNER OF THE LAND CONVEYED TO SAID W. W. BLACK, THENCE NORTH 50° 22' 02" EAST 1 87 FEET, THENCE NORTH 56° 48' 03" EAST 45.04 FEET, THENCE NORTH 50° 37' 43" EAST 19710 FEET TO THE SOUTHERLY LINE OF SAID LOT 102 DISTANT THEREON SOUTH 75° 53' 40" EAST 148.96 FEET FROM THE INTERSECTION OF SAID SOUTHERLY LINE WITH THE EASTERLY LINE OF A STRIP OF LAND OF UNIFORM DEPTH OF 100 00 FEET, EXTENDING ALONG THE EAST LINE OF POPLAR AVENUE FROM THE NORTH LINE OF WHITTIER AVENUE (NOW WHITTIER BOULEVARD) TO SAID LOT 102. AS DESCRIBED IN THE DEED RECORDED IN BOOK 2720 PAGE 129 OF DEEDS.

EXCEPT ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET OR MORE FROM THE SURFACE OF THE FOLLOWING DESCRIBED LAND, BUT WITHOUT THE RIGHT TO ENTER AND USE THE SURFACE OR THE SUBSURFACE LYING ABOVE A DEPTH OF 500 FEET FROM THE SURFACE THEREOF. AS GRANTED TO FAR WEST OIL CO, A LIMITED PARTNERSHIP. BY DEED RECORDED AUGUST 16, 1971 AS INSTRUMENT NO. 3238.



101 North Brand Blvd., 14th Floor
Glendale, CA 91203
(818) 247-2917

PRELIMINARY REPORT

Our Order Number 2676021408-52

Customer Reference Magna & Magna, Inc

Logix Federal Credit Union
PO Box 4070
CASTAIC, CA 91310
Phone: (818) 565-2242
Fax: (818) 565-2490

When Replying Please Contact:

Rolly Cruz
title05.la@ortc.com
Ph: (818) 247-2917
Efax: (818) 484-2602

Attention: KUMIKO YAMADA-YUGE

Property Address:

116 North Poplar Avenue, Montebello, CA 90640

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE COMPANY, as issuing Agent of Old Republic National Title Insurance Company, hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit I attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the Homeowner's Policy of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit I. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit I of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of September 24, 2021, at 7:30 AM

OLD REPUBLIC TITLE COMPANY
For Exceptions Shown or Referred to, See Attached

OLD REPUBLIC TITLE COMPANY
ORDER NO. 2676021408-52

The form of policy of title insurance contemplated by this report is:

ALTA Loan Policy - 2006. A specific request should be made if another form or additional coverage is desired.

The estate or interest in the land hereinafter described or referred or covered by this Report is:

Fee

Title to said estate or interest at the date hereof is vested in:

Magna & Magna, Inc., a California corporation

The land referred to in this Report is situated in the County of Los Angeles, City of Montebello, State of California, and is described as follows:

THAT PORTION OF LOT "B" OF MONTEBELLO, IN THE CITY OF MONTEBELLO, AS PER MAP RECORDED IN BOOK 78 PAGE 19 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 102 OF SAID MONTEBELLO, THENCE SOUTH 75° 53' 40" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 102, 300 00 FEET, THENCE SOUTHWESTERLY 277 94 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE LAND CONVEYED TO W. W. BLACK, BY DEED RECORDED IN BOOK 6621 PAGE 288 OF DEEDS, THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE THEREOF, AND PARALLEL WITH THE NORTHERLY LINE OF WHITTIER AVENUE 102.68 FEET TO THE WESTERLY LINE OF SAID LOT "B" BEING ALSO THE EASTERLY LINE OF POPLAR AVENUE, THENCE NORTHEASTERLY 169 70 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION LYING SOUTHEASTERLY OF THE FOLLOWING:

DESCRIBED LINE BEGINNING AT SAID NORTHEAST CORNER OF THE LAND CONVEYED TO SAID W. W. BLACK, THENCE NORTH 50° 22' 02" EAST 1 87 FEET, THENCE NORTH 56° 48' 03" EAST 45.04 FEET, THENCE NORTH 50° 37' 43" EAST 19710 FEET TO THE SOUTHERLY LINE OF SAID LOT 102 DISTANT THEREON SOUTH 75° 53' 40" EAST 148.96 FEET FROM THE INTERSECTION OF SAID SOUTHERLY LINE WITH THE EASTERLY LINE OF A STRIP OF LAND OF UNIFORM DEPTH OF 100 00 FEET, EXTENDING ALONG THE EAST LINE OF POPLAR AVENUE FROM THE NORTH LINE OF WHITTIER AVENUE (NOW WHITTIER BOULEVARD) TO SAID LOT 102. AS DESCRIBED IN THE DEED RECORDED IN BOOK 2720 PAGE 129 OF DEEDS.

EXCEPT ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET OR MORE FROM THE SURFACE OF THE FOLLOWING DESCRIBED LAND, BUT WITHOUT THE RIGHT TO ENTER AND USE THE SURFACE OR THE SUBSURFACE LYING ABOVE A DEPTH OF 500 FEET FROM THE SURFACE THEREOF. AS GRANTED TO FAR WEST OIL CO, A LIMITED PARTNERSHIP. BY DEED RECORDED AUGUST 16, 1971 AS INSTRUMENT NO. 3238.

OLD REPUBLIC TITLE COMPANY
ORDER NO. 2676021408-52

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2021 - 2022, as follows:

Assessor's Parcel No	:	6347-012-008	
Code No.	:	06330	
1st Installment	:	\$8,210.80	NOT Marked Paid
2nd Installment	:	\$8,210.79	NOT Marked Paid
Land Value	:	\$97,364.00	
Imp. Value	:	\$717,353.00	

2. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.

3. Water rights, claims or title to water, whether or not shown by the public records.

4. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Granted To	:	Francis M. Dyke and wife
For	:	pipes for conducting water for irrigation
Recorded	:	in Book 2720 of Deeds, Page 129
Affects	:	As described therein

5. The right to conduct water in pipes or ditches from the place of development to any reservoir or other lands owned by Kaspere Cohn, his heirs or assigns, as contained in the deed from Kaspere Cohn and wife, recorded in Book 2507, Page 98 of Deeds.

6. Covenants, conditions and restrictions, but omitting any covenants or restrictions if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (A) is exempt under Chapter 42, Section 3607 of the United States code or (B) relates to handicap but does not discriminate against handicapped persons, in the instrument above mentioned.

OLD REPUBLIC TITLE COMPANY
ORDER NO. 2676021408-52

NOTE: "If this document contains any restriction based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status."

7. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Granted To : The Standard Oil Company
For : transportation of all oil, petroleum, gas or water for the erection
maintenance and operation of telegraph or telephone pole lines
Recorded : in Book 6568 of Deeds, Page 107
Affects : As described therein

And recorded in Book 6557 of Deeds, Page 340 .

8. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

For : waterline
Recorded : [April 1, 1974 in Official Records As Instrument No. 4296](#)
Affects : As described therein

9. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Granted To : Standard Oil Company of California, a Corporation and Standard
Gasoline Company, a Corporation
For : pipe lines
Recorded : [May 23, 1962 in Book D-1624 of Official Records, Page 757 As
Instrument No. 4832](#)
Affects : As described therein

OLD REPUBLIC TITLE COMPANY
ORDER NO. 2676021408-52

10. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Granted To : Joseph A. Magna and Hedy A. Magna
For : waterline
Recorded : [December 29, 1987 in Official Records As Instrument No. 87-2043659](#)
Affects : As described therein

11. An unrecorded lease upon the terms, covenants, and conditions contained or referred to therein,

Lessor : Magna & Magna Incorporated
Lessee : Web Service Company, Inc.
Disclosed by : Memorandum of Lease
Recorded : [February 28, 2000 in Official Records As Instrument No. 00-0292848](#)

NOTE: The present ownership of said leasehold or leaseholds and other matters affecting the interest of the lessee or lessees are not shown herein.

12. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,

Amount : \$2,000,000.00
Trustor/Borrower : Magna & Magna, Inc., a California corporation
Trustee : First Mortgage Solutions
Beneficiary/Lender : KeyPoint Credit Union
Dated : June 5, 2020
Recorded : [June 12, 2020 in Official Records As Instrument No. 20200644152](#)
Loan No. : 528207380

In Connection therewith, said trustors executed an Assignment of Rents,

Dated : June 5, 2020
Recorded : [June 12, 2020 in Official Records As Instrument No. 20200644153](#)

OLD REPUBLIC TITLE COMPANY
ORDER NO. 2676021408-52

Covenants, conditions and restrictions contained in an instrument, which instrument is additional security for said deed of trust.

Entitled : Hazardous Substances Certificate and Indemnity Agreement
Executed By : Magna & Magna, Inc., a California corporation, Joseph A.
MAGNA Living trust, DTD 01-13-15 and KeyPoint Credit Union
Recorded : [June 12, 2020 in Official Records As Instrument No. 20200644154](#)

Upon the recordation of a full reconveyance of said deed of trust, the covenants, conditions and restrictions will have no further force or effect.

13. Any unrecorded and subsisting leases.
14. Satisfactory evidence furnished to this Company:
 - (a) as to the due formation and continued existence of Magna & Magna, Inc., a California corporation as a legal entity under the laws of California; and
 - (b) documents from its board of directors authorizing this transaction and specifying the officers to execute on behalf of the corporation.
15. The requirement that this Company be provided with an opportunity to inspect the land (the Company reserves the right to make additional exceptions and/or requirements upon completion of its inspection).
16. Underwriting approval is required prior to our acceptance of instructions, recording of instruments and issuance of a title insurance policy or other product. If the application is approved, this report may be amended; additional exceptions from coverage may be shown, and additional conditions or requirements may be made.

----- Informational Notes -----

- A. The applicable rate(s) for the policy(s) being offered by this report or commitment appears to be section(s) 4.2.

OLD REPUBLIC TITLE COMPANY
ORDER NO. 2676021408-52

B. The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented to reflect the following additional items relating to the issuance of an American Land Title Association loan form policy:

NONE

NOTE: Our investigation has been completed and there is located on said land a multi-family residence known as 116 North Poplar Avenue, City of Montebello, California.

The ALTA loan policy, when issued, will contain the CLTA 100 Endorsement and 116 series Endorsement.

Unless shown elsewhere in the body of this report, there appear of record no transfers or agreements to transfer the land described herein within the last three years prior to the date hereof, except as follows:

NONE

Exhibit I

AMERICAN LAND TITLE ASSOCIATION LOAN POLICY OF TITLE INSURANCE (06/17/06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

SCHEDULE B - PART I

Except as provided in Schedule B - Part II, this policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.



FACTS

WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions When you are no longer our customer, we continue to share your information as described in this notice.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes — to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For non-affiliates to market to you	No	We don't share

Go to www.oldrepublictitle.com (Contact Us)

Who we are

Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.
--------------------------------------	--

What we do

How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit https://www.oldrepublictitle.com/privacy-policy
How does Old Republic Title collect my personal information?	We collect your personal information, for example, when you: • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only: • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at https://www.oldrepublictitle.com/privacy-policy for your rights under state law.

Definitions

Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. • Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.
Non-affiliates	Companies not related by common ownership or control. They can be financial and non-financial companies. • Old Republic Title does not share with non-affiliates so they can market to you
Joint marketing	A formal agreement between non-affiliated financial companies that together market financial products or services to you. • Old Republic Title doesn't jointly market.

Affiliates Who May be Delivering This Notice

American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	iMarc, Inc.	Kansas City Management Group, LLC	L.T. Service Corp.
Lenders Inspection Company	Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mississippi Valley Title Services Company	National Title Agent's Services Company
Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.	Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic National Ancillary Services, Inc.
Old Republic National Commercial Title Services, Inc.	Old Republic Title and Escrow of Hawaii, Ltd.	Old Republic National Title Insurance Company	Old Republic Title Company	Old Republic Title Companies, Inc.
Old Republic Title Company of Conroe	Old Republic Title Company of Indiana	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma	Old Republic Title Company of Oregon
Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.	Old Republic Title, Ltd.
RamQuest Software, Inc.	Republic Abstract & Settlement, LLC	Sentry Abstract Company	Surety Title Agency, Inc.	The Title Company of North Carolina
Trident Land Transfer Company, LLC				

Updated: January 1, 2020

Privacy Notice for California Consumers

This Privacy Notice for California Consumers supplements the information contained in the Master Privacy Notice for Old Republic Title and applies to consumers that reside in the State of California. The terms used in this Privacy Notice have the same meaning as the terms defined in the California Consumer Privacy Act (“CCPA”).

What Personal Information We Collect

In accordance with the CCPA, personal information is information that identifies, relates to, describes, is capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer or household. Personal information does not include:

Information outside the scope of the CCPA such as:

- Health or medical information covered by the Health Insurance Portability Act of 1996 (HIPAA) and the California Confidentiality of Medical Information Act (CMIA).
- Personal Information covered by the Gramm-Leach-Bliley Act (GLBA), the Fair Credit Reporting Act (FCRA), the California Financial Information Privacy Act (FIPA), and the Driver’s Privacy Protection Act of 1994,
- Publicly available information that is available from federal, state, or local government records, and
- De-identified or aggregated consumer information.

Please see the chart below to learn what categories of personal information we may have collected about California consumers within the preceding twelve months, the sources of and business purposes for that collection and the third parties with whom the information is shared, if any.

Category	Examples	Collected	Sources	Business Purpose for Collection	Categories of Third Parties with Whom Information is Shared
Identifiers	Real name, alias, postal address, unique personal identifier, online identifier, Internet protocol address, email address, account name, social security number, driver’s license number, passport number or other similar identifiers	Yes	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints, detecting security incidents, protecting against malicious,	Service providers associated with the transaction for a business purpose

				deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	
Personal information described in California Customer Records statute (Cal. Civ. Code § 1798.80(e))	Name, signature, social security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. "Personal information" does not include publicly available information that is lawfully made available to the general public from federal, state, or local government records.	Yes	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints, detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose
Characteristics of protected classifications under California or federal law	Age (40 years or older), race, color, ancestry, national origin, citizenship, religions or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related	Yes	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose

	medical conditions), sexual orientation, veteran or military status, or genetic information (including familial genetic information).				
Internet or other electronic network activity	Browsing history, search history, information about a consumer's interaction with a website, application, or advertisement.	Yes	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	To provide access to certain online services. To understand the interests of visitors to our online services, to support certain features of our site, for navigation and to display certain features more effectively. Detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	Not Disclosed
Geolocation data	Geographic tracking data, physical location and movements	Yes	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	To provide access to certain online services. To understand the interests of visitors to our online services, to support certain features of our site, for navigation and to display certain features more effectively. Other audit or operational purposes.	Not Disclosed

What Personal Information We Share and Why We Share It

The CCPA requires us to tell you what categories of personal information we “sell” or “disclose.” We do not sell and will not sell your personal information as that term is commonly understood. We also do not sell and will not sell your personal information, including the personal information of persons under 16 years of age, as that term is defined by the CCPA. When it is necessary for a business purpose, we share or disclose your personal information with a service provider, and we enter a contract with the service provider that limits how the information may be used and requires the service provider to protect the confidentiality of the information.

In the preceding twelve months, we have disclosed the following categories of personal information for the following business purposes. Where the personal information is shared with third parties, as that term is defined in the CCPA, the category of the third party is indicated.

Category	Examples	Business Purpose for Disclosure	Categories of Third Parties with Whom Information is Shared
Identifiers	Real name, alias, postal address, unique personal identifier, online identifier, internet protocol address, email address, account name, social security number, driver’s license number, passport number or other similar identifiers	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints, detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose
Personal information described in California Customer Records statute (Cal. Civ. Code § 1798.80(e))	Name, signature, social security number, physical characteristics or description, address, telephone number, passport number, driver’s license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. “Personal information” does not include publicly available information that is lawfully made available to the general public from federal, state, or local government records.	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints, detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose

Characteristics of protected classifications under California or federal law	Age (40 years or older), race, color, ancestry, national origin, citizenship, religions or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, or genetic information (including familial genetic information).	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose
Internet or other electronic network activity	Browsing history, search history, information about a consumer's interaction with a website, application, or advertisement.	To provide access to certain online services. To understand the interests of visitors to our online services, to support certain features of our site, for navigation and to display certain features more effectively. Detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	Not Disclosed
Geolocation data	Geographic tracking data, physical location and movements	To provide access to certain online services. To understand the interests of visitors to our online services, to support certain features of our site, for navigation and to display certain features more effectively. Other audit or operational purposes.	Not Disclosed

We may also transfer to a third party the personal information of a consumer as an asset that is part of a merger, acquisition, bankruptcy, or other transaction in which the third party assumes control of all or part of the business.

Your Rights and Choices

The CCPA provides California consumers with certain rights regarding their personal information. This chart describes those rights and certain limitations to those rights.

Right	What This Means
Notice	At or before the time your personal information is collected, you will be given written notice of the categories of personal information to be collected and the purposes for which the categories of personal information will be used.
Access	At your verifiable request, but no more than twice in a twelve month period, we shall disclose to you: 1) the categories of personal information we have collected about you, 2) the

	categories of sources for the personal information we collected about you, 3) our business and commercial purpose for collecting or selling your personal information, 4) the categories of third parties with whom we share your personal information, 5) The specific pieces of information we have collected about you, 6) the categories of personal information disclosed for a business purpose, and 7) If we sold personal information, the categories of personal information sold and the categories of third parties to whom it was sold.
Deletion	You have the right to request that we delete any of your personal information that we collected from you, subject to certain exceptions. Once we receive and verify your request, we will delete (and direct our service providers to delete) your personal information from our records unless an exception applies. We may deny your request if retention of the information is necessary for us or our service providers to: • Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you. • Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities. • Debug products to identify and repair errors that impair existing intended functionality. • Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law. • Comply with the California Electronic Communications Privacy Act (Cal. Penal Code §1546 et seq.) • Engage in public or peer reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent. • Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us. • Comply with a legal obligation. • Make other internal and lawful uses of that information that are compatible with the context in which you provided it. • Or if it is the type of personal information that falls outside the scope of the CCPA, (HIPAA, CIMA, GLBA, or publicly available information)
Opt-Out of Sale	With some limitations, you may direct a business that sells personal information to third parties not to sell the personal information to these third parties. A business may not sell the personal information of persons less than sixteen years of age without their affirmative consent, and in the case of those less than thirteen years of age, the consent must come from a parent.
Opt-In to Sale	
Non-Discrimination	We will not discriminate against you for exercising your rights under the CCPA. Unless otherwise permitted by the CCPA we will not: • Deny you goods or service • Charge you different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties • Provide a different level or quality of goods or services • Suggest that you will receive a different price or rate for goods or services or a different level or quality of goods or services

To Exercise Your Rights

To Opt-out of the Sale of Your Personal Information

The CCPA gives consumers the right to direct a business that sells personal information about the consumer to third parties not to sell the consumer's personal information. We do not sell and will not sell your personal information as that term is commonly understood. We also do not sell and will not sell your personal information, as that term is defined by the CCPA.

To Request Access to or Deletion of Your Personal Information

To exercise your access or deletion rights described above, please submit a verifiable consumer request to us by either: Calling us at 1-855-557-8437 or contacting us through our website [CCPA Consumer Request](#).

Only you or your representative that you authorize to act on your behalf (Authorized Agent) can make a verifiable consumer request for your personal information. You may also make a request for your minor child. The verifiable request must provide enough information that allows us to reasonably verify you are the person about whom we collected personal information. We cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and to confirm the personal information relates to you.

We work to respond to a verifiable consumer request within 45 days of its receipt. If we require additional time, we will inform you of the extension period (up to an additional 45 days), and the reason for the extension in writing. If you have an account with us, we will deliver our response to that account. If you do not have an account with us, we will deliver our response by mail or electronically, depending on your preference. The response we provide will also explain any reasons why we cannot comply with a request.

You may only make a consumer request for access twice within a twelve-month period. Any disclosures we provide will apply to the twelve-month period preceding the consumer request's receipt.

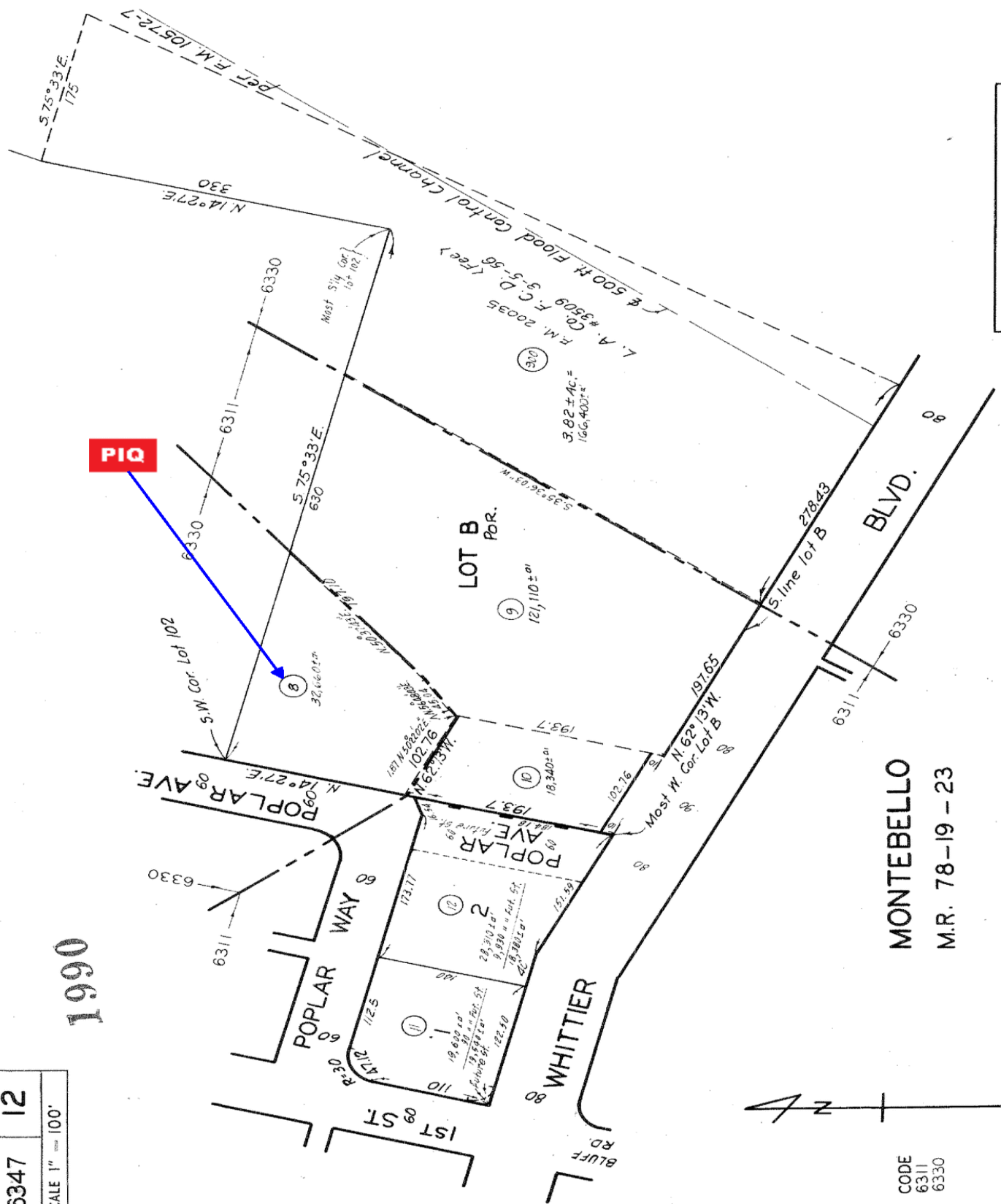
Contact Us

If you have any questions regarding our Privacy Notice or practices, please contact us via phone at 1-855-557-8437 or send your written request to: CCPA@oldrepublictitle.com, or Old Republic Title c/o CCPA Consumer Request Group, 275 Battery Street, Suite 1500, San Francisco, CA 94111-3334.

6347 12
SCALE 1" = 100'

1990

620226
710113507
740919405
750723603
790207209
820928
90012405001002-11



Street lines per M.R. 78-19-23 are considered the lot lines in this tract although the division of some lots are measured from center line of streets.

MONTEBELLO
M.R. 78-19-23
PARCEL MAP
P.M. 29-70

CODE
6311
6330

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

Appendix I - Supporting Documents



Property Information

Order Number: 21102102250p
Date Completed: October 21, 2021
Project Number: 221-0741
Project Property: 116 N Poplar Ave
116 N Poplar Ave Montebello CA 90640
Coordinates:
Latitude: 34.00895514
Longitude: -118.09907622
UTM Northing: 3763693.39414 Meters
UTM Easting: 398510.996661 Meters
UTM Zone: UTM Zone 11S
Elevation: 206.17 ft
Slope Direction: SSE

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

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

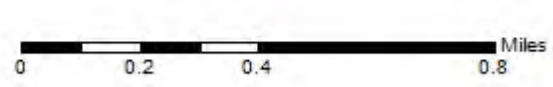
Disclaimer

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

Topographic Information



Current USGS Topo (2015)



Quadrangle(s): El Monte, CA; Whittier, CA

Source: USGS 7.5 Minute Topographic Map

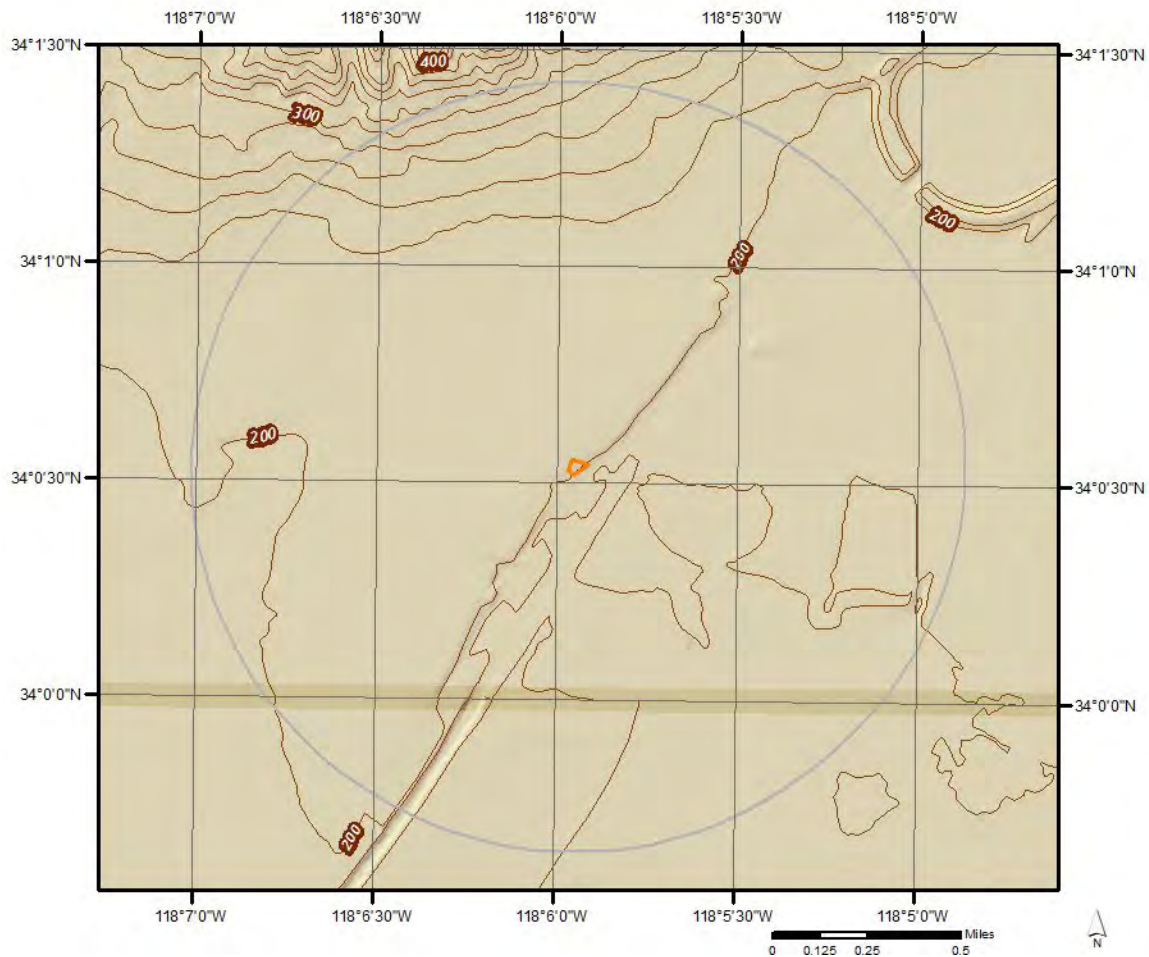


Topographic Information

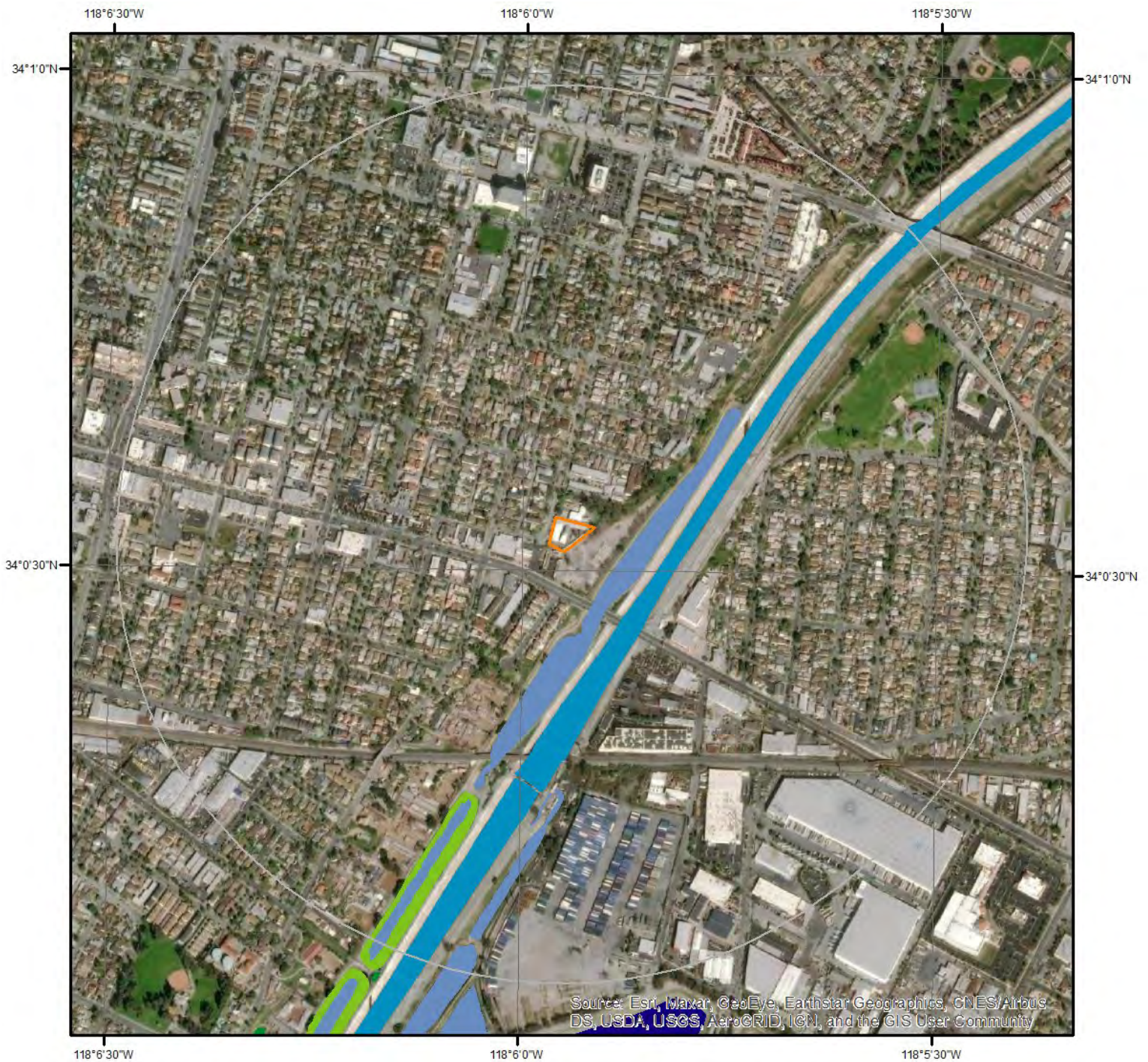
The previous topographic map(s) are created by seamlessly merging and cutting current USGS topographic data. Below are shaded relief map(s), derived from USGS elevation data to show surrounding topography in further detail.

Topographic information at project property:

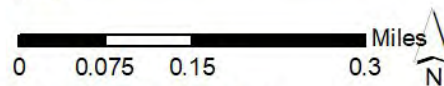
Elevation: 206.17 ft
Slope Direction: SSE



Hydrologic Information



Wetland

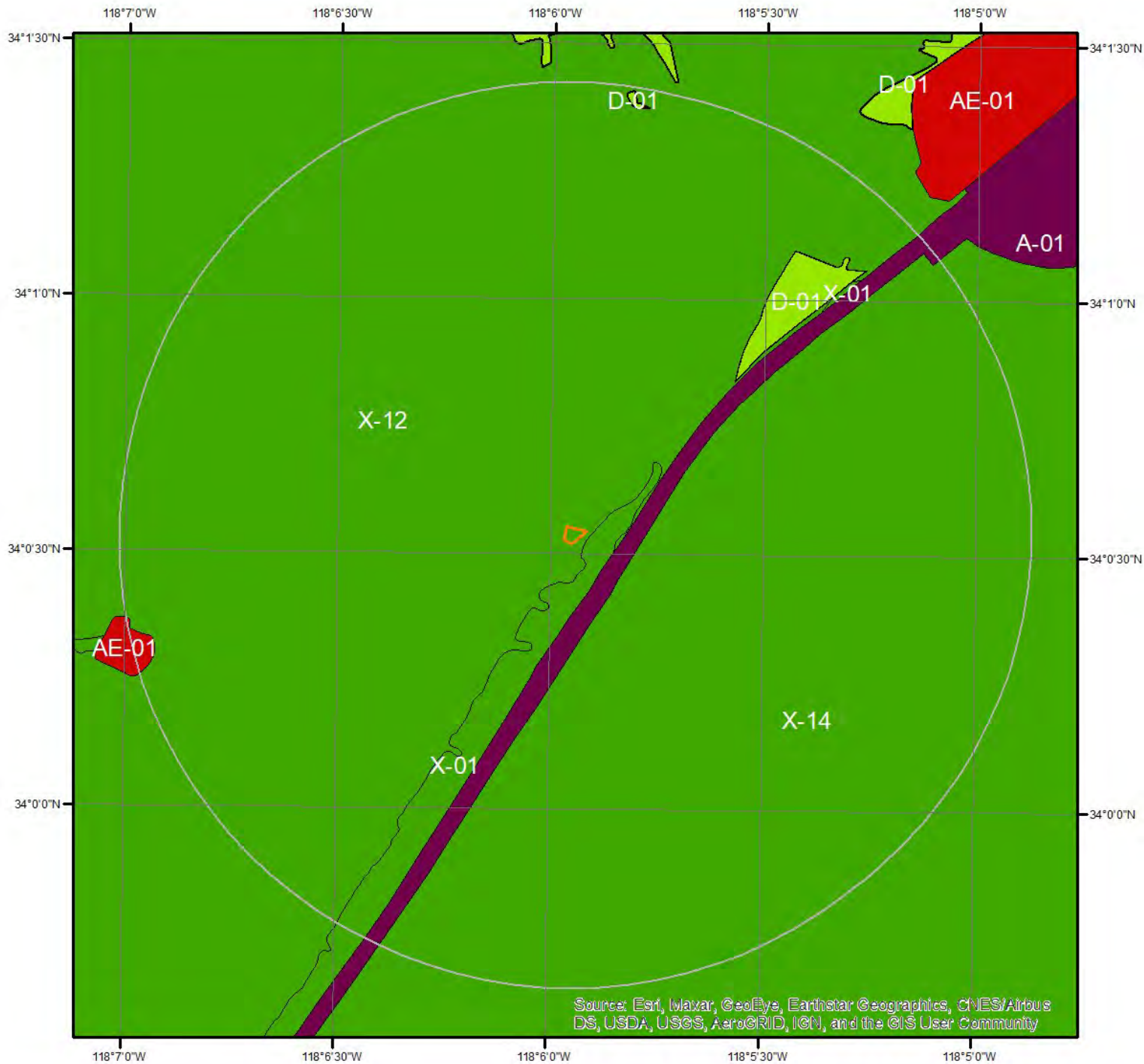


This map shows wetland existence using data from US Fish & Wildlife. Data coverage is shown to the right. Gray indicates no data available in the area.

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



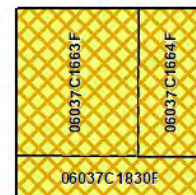
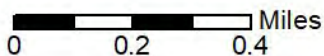
Hydrologic Information



Flood Hazard Zones

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

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



Hydrologic Information

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

Available FIRM Panels in area:	06037C1663F(effective:2008-09-26) 06037C1664F(effective:2008-09-26) 06037C1830F(effective:2008-09-26)
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Flood Zone A-01

Zone:	A
Zone subtype:	

Flood Zone AE-01

Zone:	AE
Zone subtype:	

Flood Zone D-01

Zone:	D
Zone subtype:	

Flood Zone X-01

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

Flood Zone X-12

Zone:	X
Zone subtype:	AREA OF MINIMAL FLOOD HAZARD

Flood Zone X-14

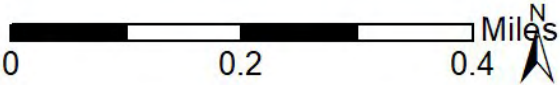
Zone:	X
Zone subtype:	AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

Geologic Information



Geologic Units

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



Geologic Information

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

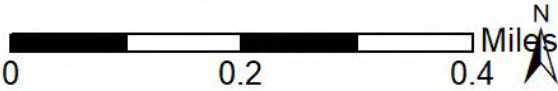
Geologic Unit Q

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

Soil Information



SSURGO Soils



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



Soil Information

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

Map Unit NOTCOM (100.0%)

Map Unit Name:

No Digital Data Available

No more attributes available for this map unit

Wells and Additional Sources



Wells & Additional Sources



0 0.15 0.3 0.6 Miles

- | | |
|--------------------------------|------------------------------------|
| ▲ Sites with Higher Elevation | ▲ OGW Sites with Higher Elevation |
| ■ Sites with Same Elevation | ■ OGW Sites with Same Elevation |
| ▼ Sites with Lower Elevation | ▼ OGW Sites with Lower Elevation |
| ○ Sites with Unknown Elevation | ● OGW Sites with Unknown Elevation |



Wells and Additional Sources Summary

Federal Sources

Public Water Systems Violations and Enforcement Data

Map Key	PWS ID	Distance (ft)	Direction
3	CA1910091	1094.74	NE
22	CA1910153	3204.03	SW

Safe Drinking Water Information System (SDWIS)

Map Key	ID	Distance (ft)	Direction
No records found			

USGS National Water Information System

Map Key	Monitoring Loc Identifier	Distance (ft)	Direction
2	USGS-340043118051301	1000.81	NE
4	USGS-340044118051301	1277.04	NE
5	USGS-340047118054601	1393.10	NE
6	USGS-340020118060101	1427.45	SW
7	USGS-340044118053502	1803.02	NE
7	USGS-340044118053501	1803.02	NE
11	USGS-340048118062501	2751.80	NW
19	USGS-340006118061401	3049.60	SW
30	USGS-340002118061301	3359.66	SSW
66	USGS-340006118051801	3891.06	SE
72	USGS-340050118050901	3983.42	ENE
80	USGS-11102300	4134.50	NE
84	USGS-340110118053001	4191.01	NNE
115	USGS-335948118053501	4632.02	SSE

State Sources

Oil and Gas Wells

Map Key	API No	Distance (ft)	Direction
1	0403705699	220.36	ENE
9	0403713152	2674.28	ENE
12	0403712288	2781.30	N
13	0403712245	2829.31	NE
14	0403711961	2853.17	N
16	0403705233	2970.81	ESE
17	0403712703	3025.75	NNW
18	0403712016	3047.44	NNW
20	0403712329	3160.13	N
21	0403712298	3199.09	NW
24	0403712026	3274.16	NW
25	0403712277	3302.88	NW
26	0403713154	3327.02	N
27	0403713194	3333.05	NNW
28	0403712246	3342.42	NNW
29	0403712792	3346.29	NW
32	0403712011	3450.93	NNE

Wells and Additional Sources Summary

33	0403712043	3461.89	NNW
35	0403712297	3475.56	NW
36	0403711960	3483.04	NNW
37	0403713193	3510.75	NNW
39	0403712294	3554.75	N
40	0403713155	3555.02	NNW
41	0403712267	3559.11	N
42	0403712295	3601.37	N
43	0403705947	3614.04	E
44	0403713185	3629.33	N
45	0403713153	3663.79	NW
46	0403712324	3664.11	NNW
47	0403713192	3672.08	NNW
48	0403712307	3678.66	NNW
49	0403712280	3684.65	NNW
50	0403713190	3696.07	NNW
51	0403712272	3700.96	NNW
52	0403706146	3718.91	SE
53	0403712527	3735.79	N
54	0403712790	3738.71	N
55	0403712285	3739.62	NW
56	0403712010	3760.06	NNE
57	0403712271	3792.51	NNW
58	0403712042	3805.00	NNW
60	0403712301	3816.01	NW
61	0403712319	3829.23	N
62	0403712282	3837.90	NNW
63	0403712279	3842.76	NNW
64	0403712292	3855.51	N
65	0403713197	3879.11	N
67	0403712270	3903.99	NW
68	0403712343	3905.26	N
69	0403712033	3979.01	N
70	0403712797	3981.19	NNW
71	0403713188	3983.32	NNW
73	0403712306	3987.02	NNW
74	0403712344	4021.98	NNE
75	0403713178	4027.40	NW
76	0403713189	4040.64	NW
77	0403712798	4041.37	NNW
78	0403712276	4041.67	NW
79	0403712525	4099.98	NNW
81	0403712022	4142.15	N
83	0403713177	4178.24	N
85	0403713196	4219.86	N
87	0403712704	4224.94	N
88	0403721920	4229.49	N
91	0403713191	4241.32	NNW
92	0403712796	4242.55	NNW
93	0403721922	4243.36	NNW
94	0403712708	4245.93	NW
95	0403706297	4263.58	NW
96	0403712766	4279.08	N
97	0403712296	4281.27	NNW
98	0403713183	4316.75	NNW
99	0403712345	4336.29	N
100	0403712308	4339.38	NW
101	0403706022	4356.94	ENE
102	0403713187	4389.98	NNW
103	0403712521	4400.59	NNW
104	0403712705	4402.67	NW
105	0403712725	4446.36	N
106	0403712723	4459.07	N
107	0403712756	4498.01	N
108	0403705411	4501.75	E
109	0403712021	4520.34	N

Wells and Additional Sources Summary

110	0403713184	4521.05	NNW
111	0403712757	4558.68	N
112	0403712523	4561.12	NNW
113	0403726329	4580.66	N
114	0403712707	4602.34	NW
116	0403713186	4634.32	NNW
117	0403712721	4647.14	NW
118	0403713158	4681.53	NNW
119	0403712598	4701.12	NNW
120	0403712020	4735.47	NNW
121	0403712724	4749.54	N
122	0403712706	4776.84	NW
123	0403712720	4790.88	NW
124	0403712787	4794.41	NNW
125	0403712522	4812.15	NNW
126	0403713157	4842.41	NNW
127	0403712755	4850.13	N
128	0403712709	4860.88	NNW
129	0403712600	4869.21	NNW
130	0403712785	4887.37	NNW
131	0403712599	4915.49	NNW
132	0403713159	4919.50	NNW
133	0403712711	4927.96	NNW
134	0403712722	4936.16	NW
135	0403712749	4938.54	N
136	0403712786	4942.29	NNW
137	0403712746	4955.52	NNE
138	0403712719	4958.83	NW
139	0403712716	4975.96	NW
140	0403712015	4985.50	NNW
141	0403712784	4993.02	NNW
142	0403712014	5033.18	NNW
145	0403712710	5061.90	NNW
146	0403712752	5077.22	N
147	0403712745	5080.39	N
148	0403712524	5081.28	NNW
149	0403711907	5085.47	NW
150	0403720405	5095.74	E
151	0403712549	5102.50	NNW
152	0403705156	5123.50	SSW
153	0403712520	5163.33	NW
154	0403712550	5163.56	NNW
155	0403712743	5202.66	N
156	0403712576	5213.47	NNW
157	0403712548	5242.07	NNW
158	0403712278	5259.63	NNE
159	0403712555	5271.57	NNW

Periodic Groundwater Level Measurement Locations

Map Key	ID	Distance (ft)	Direction
	No records found		

Well Completion Reports

Map Key	WCR No	Distance (ft)	Direction
8	WCR1940-000250	2660.56	ENE
8	WCR1950-001935	2660.56	ENE
8	WCR1776-007994	2660.56	ENE
8	WCR1948-001416	2660.56	ENE
8	WCR2001-011456	2660.56	ENE
8	WCR2001-011461	2660.56	ENE

Wells and Additional Sources Summary

8	WCR1776-008012	2660.56	ENE
8	WCR1956-001636	2660.56	ENE
8	WCR2001-011462	2660.56	ENE
8	WCR2001-011459	2660.56	ENE
8	WCR1970-001775	2660.56	ENE
8	WCR1944-000421	2660.56	ENE
8	WCR1948-001415	2660.56	ENE
8	WCR1944-000325	2660.56	ENE
8	WCR1985-010853	2660.56	ENE
8	WCR1948-000988	2660.56	ENE
8	WCR2001-011460	2660.56	ENE
8	WCR1944-000327	2660.56	ENE
8	WCR1970-001774	2660.56	ENE
8	WCR1776-008009	2660.56	ENE
8	WCR2001-011455	2660.56	ENE
8	WCR1948-000989	2660.56	ENE
8	WCR1953-001652	2660.56	ENE
8	WCR1776-008010	2660.56	ENE
8	WCR1940-000156	2660.56	ENE
8	WCR1973-003510	2660.56	ENE
8	WCR2001-011457	2660.56	ENE
8	WCR1954-002007	2660.56	ENE
8	WCR1776-007995	2660.56	ENE
8	WCR1776-007996	2660.56	ENE
8	WCR1948-000990	2660.56	ENE
8	WCR1936-000198	2660.56	ENE
8	WCR2001-011458	2660.56	ENE
8	WCR1936-000287	2660.56	ENE
8	WCR2001-011463	2660.56	ENE
10	WCR2015-001240	2743.42	WNW
10	WCR2015-001243	2743.42	WNW
10	WCR2004-014974	2743.42	WNW
10	WCR1989-019047	2743.42	WNW
10	WCR1948-001413	2743.42	WNW
10	WCR1948-000987	2743.42	WNW
10	WCR0215796	2743.42	WNW
10	WCR1948-000986	2743.42	WNW
10	WCR1948-001414	2743.42	WNW
10	WCR1989-019046	2743.42	WNW
10	WCR2015-001237	2743.42	WNW
10	WCR2015-001239	2743.42	WNW
10	WCR2014-009282	2743.42	WNW
10	WCR2004-014972	2743.42	WNW
10	WCR1998-010712	2743.42	WNW
10	WCR2004-014973	2743.42	WNW
10	WCR1995-010133	2743.42	WNW
10	WCR2015-001238	2743.42	WNW
10	WCR1956-001635	2743.42	WNW
10	WCR2003-014492	2743.42	WNW
10	WCR2004-014975	2743.42	WNW
10	WCR2000-011929	2743.42	WNW
10	WCR2015-001236	2743.42	WNW
15	WCR2019-010123	2872.23	S
23	WCR2020-004131	3263.55	SW
31	WCR2020-003556	3363.35	WSW
34	WCR2020-003558	3469.17	WSW
38	WCR2020-003557	3544.32	WSW
59	WCR2019-017300	3806.52	ESE
82	WCR2020-004550	4143.32	NW
86	WCR2020-004549	4220.43	NW
89	WCR2020-004546	4239.00	NW
89	WCR2020-004547	4239.00	NW
90	WCR2020-004548	4241.17	NW
143	WCR1945-000443	5051.81	SSE
143	WCR1776-011154	5051.81	SSE
143	WCR2005-013004	5051.81	SSE

Wells and Additional Sources Summary

143	WCR2005-013013	5051.81	SSE
143	WCR2005-012909	5051.81	SSE
143	WCR2016-000282	5051.81	SSE
143	WCR2005-013009	5051.81	SSE
143	WCR2001-011465	5051.81	SSE
143	WCR1955-002562	5051.81	SSE
143	WCR1932-000177	5051.81	SSE
143	WCR2005-013008	5051.81	SSE
143	WCR1932-000101	5051.81	SSE
143	WCR1955-002040	5051.81	SSE
143	WCR1946-000897	5051.81	SSE
143	WCR1929-000484	5051.81	SSE
143	WCR1955-002042	5051.81	SSE
143	WCR1945-000573	5051.81	SSE
143	WCR1929-000229	5051.81	SSE
143	WCR1955-002041	5051.81	SSE
143	WCR1955-002563	5051.81	SSE
143	WCR0304714	5051.81	SSE
143	WCR1954-002009	5051.81	SSE
143	WCR1776-008017	5051.81	SSE
143	WCR2001-011464	5051.81	SSE
143	WCR2005-013010	5051.81	SSE
143	WCR2005-013012	5051.81	SSE
143	WCR2004-016069	5051.81	SSE
143	WCR2005-013005	5051.81	SSE
143	WCR1917-000153	5051.81	SSE
143	WCR2005-012908	5051.81	SSE
143	WCR2016-000283	5051.81	SSE
143	WCR1917-000076	5051.81	SSE
143	WCR2005-013007	5051.81	SSE
143	WCR2005-013011	5051.81	SSE
143	WCR0271440	5051.81	SSE
143	WCR2005-013006	5051.81	SSE
143	WCR2016-000284	5051.81	SSE
143	WCR1946-000703	5051.81	SSE
143	WCR2001-011467	5051.81	SSE
143	WCR2005-012910	5051.81	SSE
143	WCR1776-008016	5051.81	SSE
143	WCR1950-001936	5051.81	SSE
143	WCR1776-011157	5051.81	SSE
144	WCR1945-000444	5057.59	SSW
144	WCR1776-008035	5057.59	SSW
144	WCR1946-000705	5057.59	SSW
144	WCR1776-008037	5057.59	SSW
144	WCR1776-008034	5057.59	SSW
144	WCR1776-008033	5057.59	SSW
144	WCR1776-011846	5057.59	SSW
144	WCR1940-000159	5057.59	SSW
144	WCR1776-008036	5057.59	SSW
144	WCR1948-001419	5057.59	SSW
144	WCR1928-000178	5057.59	SSW
144	WCR1945-000576	5057.59	SSW
144	WCR1928-000374	5057.59	SSW
144	WCR2001-011486	5057.59	SSW
144	WCR1925-000310	5057.59	SSW
144	WCR1921-000085	5057.59	SSW
144	WCR1776-008014	5057.59	SSW
144	WCR1948-001420	5057.59	SSW
144	WCR2001-011485	5057.59	SSW
144	WCR1940-000251	5057.59	SSW
144	WCR2001-011488	5057.59	SSW
144	WCR1776-008038	5057.59	SSW
144	WCR2001-011484	5057.59	SSW
144	WCR1948-000992	5057.59	SSW
144	WCR2001-011487	5057.59	SSW
144	WCR2001-011469	5057.59	SSW

Wells and Additional Sources Summary

144	WCR1946-000899	5057.59	SSW
144	WCR1946-000900	5057.59	SSW
144	WCR0223324	5057.59	SSW
144	WCR1946-000704	5057.59	SSW
144	WCR2001-011468	5057.59	SSW
144	WCR1991-018077	5057.59	SSW
144	WCR1920-000137	5057.59	SSW
144	WCR2013-008912	5057.59	SSW
144	WCR1921-000225	5057.59	SSW
144	WCR1948-000991	5057.59	SSW
144	WCR1987-013723	5057.59	SSW
144	WCR1920-000307	5057.59	SSW

Wells and Additional Sources Detail Report

Public Water Systems Violations and Enforcement Data

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	NE	0.21	1,094.74	213.03	PWSV

Address Line 2: 344 E. MADISON AVE.
State Code: CA
Zip Code: 90640
City Name: MONTEBELLO
Address Line 1: P.O. BOX 279
PWS ID: CA1910091
PWS Type Code: CWS
PWS Type Description: Community Water System
Primary Source Code: GW
Primary Source Desc: Groundwater
PWS Activity Code: A
PWS Activity Description: Active
PWS Deactivation Date:
Phone Number: 323-722-8654

--Details--

Population Served Count: 32219
City Served:
County Served: Los Angeles
State Served: CA
Zip Code Served:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	SW	0.61	3,204.03	218.14	PWSV

Address Line 2:
State Code: CA
Zip Code: 90640
City Name: MONTEBELLO
Address Line 1: 437 BLUFF ROAD
PWS ID: CA1910153
PWS Type Code: CWS
PWS Type Description: Community Water System
Primary Source Code: GW
Primary Source Desc: Groundwater
PWS Activity Code: A
PWS Activity Description: Active
PWS Deactivation Date:
Phone Number: 323-721-4735

Wells and Additional Sources Detail Report

--Details--

Population Served Count: 9574
City Served:
County Served: Los Angeles
State Served: CA
Zip Code Served:

USGS National Water Information System

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
2	NE	0.19	1,000.81	214.02	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	California Coastal Basin aquifers
Well Depth:	300	Aquifer Type:	
Well Depth Unit:	ft	Country Code:	US
Well Hole Depth:	900	Provider Name:	NWIS
W Hole Depth Unit:	ft	County:	LOS ANGELES
Construction Date:		Latitude:	34.0113333
Source Map Scale:	24000	Longitude:	-118.0966667
Monitoring Loc Name:	002S012W12M002S		
Monitoring Loc Identifier:	USGS-340043118051301		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18070105		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	1		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection Mthd:	Mapping grade GPS unit (handheld accuracy range 12 to 40 ft)		
Horiz Coord Refer System:	NAD83		
Vertical Measure:	211		
Vertical Measure Unit:	feet		
Vertical Accuracy:	2.5		
Vertical Accuracy Unit:	feet		
Vertical Collection Mthd:	Interpolated from topographic map.		
Vert Coord Refer System:	NGVD29		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	NE	0.24	1,277.04	214.12	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science	Aquifer Name:	California Coastal Basin aquifers

Wells and Additional Sources Detail Report

Well Depth:	Center	Aquifer Type:	
Well Depth Unit:	250	Country Code:	US
Well Hole Depth:	ft	Provider Name:	NWIS
W Hole Depth Unit:	250	County:	LOS ANGELES
Construction Date:	ft	Latitude:	34.0119819
Source Map Scale:		Longitude:	-118.096191
Monitoring Loc Name:	24000		
Monitoring Loc Identifier:	002S012W12E007S		
Monitoring Loc Type:	USGS-340044118051301		
Monitoring Loc Desc:	Well		
HUC Eight Digit Code:			
Drainage Area:	18070105		
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	.5		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection Mthd:	Mapping grade GPS unit (handheld accuracy range 12 to 40 ft)		
Horiz Coord Refer System:	NAD83		
Vertical Measure:	200		
Vertical Measure Unit:	feet		
Vertical Accuracy:	5		
Vertical Accuracy Unit:	feet		
Vertical Collection Mthd:	Interpolated from topographic map.		
Vert Coord Refer System:	NGVD29		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	NE	0.26	1,393.10	185.53	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	California Coastal Basin aquifers
Well Depth:	250	Aquifer Type:	
Well Depth Unit:	ft	Country Code:	US
Well Hole Depth:	250	Provider Name:	NWIS
W Hole Depth Unit:	ft	County:	LOS ANGELES
Construction Date:		Latitude:	34.0118207
Source Map Scale:	24000	Longitude:	-118.0953409
Monitoring Loc Name:	002S012W12E008S		
Monitoring Loc Identifier:	USGS-340047118054601		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18070105		
Drainage Area:			
Drainage Area Unit:			

Wells and Additional Sources Detail Report

Contrib Drainage Area:
 Contrib Drainage Area Unit:
 Horizontal Accuracy: .5
 Horizontal Accuracy Unit: seconds
 Horizontal Collection Mthd: Mapping grade GPS unit (handheld accuracy range 12 to 40 ft)
 Horiz Coord Refer System: NAD83
 Vertical Measure: 200
 Vertical Measure Unit: feet
 Vertical Accuracy: 20
 Vertical Accuracy Unit: feet
 Vertical Collection Mthd: Interpolated from topographic map.
 Vert Coord Refer System: NGVD29

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	SW	0.27	1,427.45	205.37	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	California Coastal Basin aquifers
Well Depth:	380	Aquifer Type:	
Well Depth Unit:	ft	Country Code:	US
Well Hole Depth:	400	Provider Name:	NWIS
W Hole Depth Unit:	ft	County:	LOS ANGELES
Construction Date:	19890802	Latitude:	34.0055
Source Map Scale:	24000	Longitude:	-118.1020278
Monitoring Loc Name:	002S012W11R004S		
Monitoring Loc Identifier:	USGS-340020118060101		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18070105		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	1		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection Mthd:	Mapping grade GPS unit (handheld accuracy range 12 to 40 ft)		
Horiz Coord Refer System:	NAD83		
Vertical Measure:	170		
Vertical Measure Unit:	feet		
Vertical Accuracy:	10		
Vertical Accuracy Unit:	feet		
Vertical Collection Mthd:	Interpolated from topographic map.		
Vert Coord Refer System:	NGVD29		

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	NE	0.34	1,803.02	179.51	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	California Coastal Basin aquifers
Well Depth:	280	Aquifer Type:	
Well Depth Unit:	ft	Country Code:	US
Well Hole Depth:	280	Provider Name:	NWIS
W Hole Depth Unit:	ft	County:	LOS ANGELES
Construction Date:		Latitude:	34.0122346
Source Map Scale:	24000	Longitude:	-118.0939576
Monitoring Loc Name:	002S012W12E006S		
Monitoring Loc Identifier:	USGS-340044118053502		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18070105		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	1		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection Mthd:	Interpolated from MAP.		
Horiz Coord Refer System:	NAD83		
Vertical Measure:	200		
Vertical Measure Unit:	feet		
Vertical Accuracy:	10		
Vertical Accuracy Unit:	feet		
Vertical Collection Mthd:	Interpolated from topographic map.		
Vert Coord Refer System:	NGVD29		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	NE	0.34	1,803.02	179.51	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	California Coastal Basin aquifers
Well Depth:	302	Aquifer Type:	
Well Depth Unit:	ft	Country Code:	US
Well Hole Depth:	302	Provider Name:	NWIS
W Hole Depth Unit:	ft	County:	LOS ANGELES
Construction Date:		Latitude:	34.0122346
Source Map Scale:	24000	Longitude:	-118.0939576
Monitoring Loc Name:	002S012W12E005S		

Wells and Additional Sources Detail Report

Monitoring Loc Identifier: USGS-340044118053501
 Monitoring Loc Type: Well
 Monitoring Loc Desc:
 HUC Eight Digit Code: 18070105
 Drainage Area:
 Drainage Area Unit:
 Contrib Drainage Area:
 Contrib Drainage Area Unit:
 Horizontal Accuracy: 1
 Horizontal Accuracy Unit: seconds
 Horizontal Collection Mthd: Interpolated from MAP.
 Horiz Coord Refer System: NAD83
 Vertical Measure: 200
 Vertical Measure Unit: feet
 Vertical Accuracy: 10
 Vertical Accuracy Unit: feet
 Vertical Collection Mthd: Interpolated from topographic map.
 Vert Coord Refer System: NGVD29

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	NW	0.52	2,751.80	202.11	FED USGS

Organiz Identifier: USGS-CA
 Organiz Name: USGS California Water Science Center
 Well Depth: 680
 Well Depth Unit: ft
 Well Hole Depth: 680
 W Hole Depth Unit: ft
 Construction Date: 19981005
 Source Map Scale: 24000
 Monitoring Loc Name: 002S012W11G001S
 Monitoring Loc Identifier: USGS-340048118062501
 Monitoring Loc Type: Well
 Monitoring Loc Desc:
 HUC Eight Digit Code: 18070105
 Drainage Area:
 Drainage Area Unit:
 Contrib Drainage Area:
 Contrib Drainage Area Unit:
 Horizontal Accuracy: .5
 Horizontal Accuracy Unit: seconds
 Horizontal Collection Mthd: Mapping grade GPS unit (handheld accuracy range 12 to 40 ft)
 Horiz Coord Refer System: NAD83

Formation Type:
 Aquifer Name: California Coastal Basin aquifers
 Aquifer Type:
 Country Code: US
 Provider Name: NWIS
 County: LOS ANGELES
 Latitude: 34.0133333
 Longitude: -118.1069444

Wells and Additional Sources Detail Report

Vertical Measure: 200
 Vertical Measure Unit: feet
 Vertical Accuracy: 10
 Vertical Accuracy Unit: feet
 Vertical Collection Mthd: Interpolated from topographic map.
 Vert Coord Refer System: NGVD29

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
19	SW	0.58	3,049.60	215.84	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	California Coastal Basin aquifers
Well Depth:	364	Aquifer Type:	
Well Depth Unit:	ft	Country Code:	US
Well Hole Depth:	364	Provider Name:	NWIS
W Hole Depth Unit:	ft	County:	LOS ANGELES
Construction Date:		Latitude:	34.0016796
Source Map Scale:	24000	Longitude:	-118.1047912
Monitoring Loc Name:	002S012W14B008S		
Monitoring Loc Identifier:	USGS-340006118061401		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18070105		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	1		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection Mthd:	Interpolated from MAP.		
Horiz Coord Refer System:	NAD83		
Vertical Measure:	195		
Vertical Measure Unit:	feet		
Vertical Accuracy:	10		
Vertical Accuracy Unit:	feet		
Vertical Collection Mthd:	Interpolated from topographic map.		
Vert Coord Refer System:	NGVD29		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
30	SSW	0.64	3,359.66	193.89	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	California Coastal Basin aquifers

Wells and Additional Sources Detail Report

Well Depth:	398	Aquifer Type:	
Well Depth Unit:	ft	Country Code:	US
Well Hole Depth:	398	Provider Name:	NWIS
W Hole Depth Unit:	ft	County:	LOS ANGELES
Construction Date:		Latitude:	34.0005685
Source Map Scale:	24000	Longitude:	-118.1045134
Monitoring Loc Name:	002S012W14B002S		
Monitoring Loc Identifier:	USGS-340002118061301		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18070105		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	5		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection Mthd:	Interpolated from MAP.		
Horiz Coord Refer System:	NAD83		
Vertical Measure:	170		
Vertical Measure Unit:	feet		
Vertical Accuracy:	2.5		
Vertical Accuracy Unit:	feet		
Vertical Collection Mthd:	Interpolated from topographic map.		
Vert Coord Refer System:	NGVD29		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
66	SE	0.74	3,891.06	173.06	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	California Coastal Basin aquifers
Well Depth:	425	Aquifer Type:	
Well Depth Unit:	ft	Country Code:	US
Well Hole Depth:	425	Provider Name:	NWIS
W Hole Depth Unit:	ft	County:	LOS ANGELES
Construction Date:		Latitude:	34.0016794
Source Map Scale:	24000	Longitude:	-118.0892351
Monitoring Loc Name:	002S012W13D007S		
Monitoring Loc Identifier:	USGS-340006118051801		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18070105		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			

Wells and Additional Sources Detail Report

Contrib Drainage Area
Unit:
Horizontal Accuracy: 1
Horizontal Accuracy Unit: seconds
Horizontal Collection Mthd: Interpolated from MAP.
Horiz Coord Refer System: NAD83
Vertical Measure: 170
Vertical Measure Unit: feet
Vertical Accuracy: 10
Vertical Accuracy Unit: feet
Vertical Collection Mthd: Interpolated from topographic map.
Vert Coord Refer System: NGVD29

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
72	ENE	0.75	3,983.42	184.06	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	California Coastal Basin aquifers
Well Depth:	452	Aquifer Type:	
Well Depth Unit:	ft	Country Code:	US
Well Hole Depth:	452	Provider Name:	NWIS
W Hole Depth Unit:	ft	County:	LOS ANGELES
Construction Date:		Latitude:	34.0139011
Source Map Scale:	24000	Longitude:	-118.086735
Monitoring Loc Name:	002S012W12E002S		
Monitoring Loc Identifier:	USGS-340050118050901		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18070105		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	1		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection Mthd:	Interpolated from MAP.		
Horiz Coord Refer System:	NAD83		
Vertical Measure:			
Vertical Measure Unit:			
Vertical Accuracy:			
Vertical Accuracy Unit:			
Vertical Collection Mthd:			
Vert Coord Refer System:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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Wells and Additional Sources Detail Report

80 NE 0.78 4,134.50 182.12 FED USGS

Organiz Identifier: USGS-CA Formation Type:
 Organiz Name: USGS California Water Science Center Aquifer Name:
 Well Depth: Aquifer Type:
 Well Depth Unit: Country Code: US
 Well Hole Depth: Provider Name: NWIS
 W Hole Depth Unit: County: LOS ANGELES
 Construction Date: Latitude: 34.0166788
 Source Map Scale: Longitude: -118.0884018
 Monitoring Loc Name: RIO HONDO BL WHITTIER NARROWS DAM CA
 Monitoring Loc Identifier: USGS-11102300
 Monitoring Loc Type: Stream
 Monitoring Loc Desc:
 HUC Eight Digit Code: 18070105
 Drainage Area: 124
 Drainage Area Unit: sq mi
 Contrib Drainage Area:
 Contrib Drainage Area Unit:
 Horizontal Accuracy: 5
 Horizontal Accuracy Unit: seconds
 Horizontal Collection Mthd: Interpolated from MAP.
 Horiz Coord Refer System: NAD83
 Vertical Measure:
 Vertical Measure Unit:
 Vertical Accuracy:
 Vertical Accuracy Unit:
 Vertical Collection Mthd:
 Vert Coord Refer System:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
84	NNE	0.79	4,191.01	208.05	FED USGS

Organiz Identifier: USGS-CA Formation Type:
 Organiz Name: USGS California Water Science Center Aquifer Name: California Coastal Basin aquifers
 Well Depth: 476 Aquifer Type:
 Well Depth Unit: ft Country Code: US
 Well Hole Depth: 486 Provider Name: NWIS
 W Hole Depth Unit: ft County: LOS ANGELES
 Construction Date: Latitude: 34.0194565
 Source Map Scale: 24000 Longitude: -118.0925687
 Monitoring Loc Name: 002S012W01P002S
 Monitoring Loc Identifier: USGS-340110118053001

Wells and Additional Sources Detail Report

Monitoring Loc Type: Well
 Monitoring Loc Desc:
 HUC Eight Digit Code: 18070105
 Drainage Area:
 Drainage Area Unit:
 Contrib Drainage Area:
 Contrib Drainage Area Unit:
 Horizontal Accuracy: 1
 Horizontal Accuracy Unit: seconds
 Horizontal Collection Mthd: Interpolated from MAP.
 Horiz Coord Refer System: NAD83
 Vertical Measure:
 Vertical Measure Unit:
 Vertical Accuracy:
 Vertical Accuracy Unit:
 Vertical Collection Mthd:
 Vert Coord Refer System:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
115	SSE	0.88	4,632.02	173.33	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	California Coastal Basin aquifers
Well Depth:	474	Aquifer Type:	
Well Depth Unit:	ft	Country Code:	US
Well Hole Depth:	474	Provider Name:	NWIS
W Hole Depth Unit:	ft	County:	LOS ANGELES
Construction Date:		Latitude:	33.9966796
Source Map Scale:	24000	Longitude:	-118.0939574
Monitoring Loc Name:	002S012W13L005S		
Monitoring Loc Identifier:	USGS-335948118053501		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18070105		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	1		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection Mthd:	Interpolated from MAP.		
Horiz Coord Refer System:	NAD83		
Vertical Measure:	170		

Wells and Additional Sources Detail Report

Vertical Measure Unit: feet
 Vertical Accuracy: 2.5
 Vertical Accuracy Unit: feet
 Vertical Collection Mthd: Interpolated from topographic map.
 Vert Coord Refer System: NGVD29

Oil and Gas Wells

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	ENE	0.04	220.36	180.72	OGW

API No:	0403705699	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	R1400
Well No:	1	Operator Name:	Rex Oil Co.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Any Field
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Lease by Rex Oil Co.	Section:	12
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.00918579
Confidential:		Long83:	-118.09781647
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	ENE	0.51	2,674.28	181.77	OGW

API No:	0403713152	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	09194
Well No:	1	Operator Name:	Whittier Narrows Oil Co.

Wells and Additional Sources Detail Report

Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Beverly Road Operating Unit	Section:	12
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01226425
Confidential:		Long83:	-118.0905838
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
12	N	0.53	2,781.30	210.57	OGW

API No:	0403712288	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	01561
Well No:	1	Operator Name:	Chemical Oil Co.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Chemiculture	Section:	12
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01686859

Wells and Additional Sources Detail Report

Confidential:		Long83:	-118.09897614
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	NE	0.54	2,829.31	198.42	OGW

API No:	0403712245	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	00240
Well No:	1	Operator Name:	Allied Petroleum Corp
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Germain	Section:	12
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01499939
Confidential:		Long83:	-118.09249878
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
14	N	0.54	2,853.17	210.96	OGW

API No:	0403711961	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	C9100

Wells and Additional Sources Detail Report

Well No:	1	Operator Name:	Crown Central Petro. Corp.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Robinson	Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01706314
Confidential:		Long83:	-118.09888458
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
16	ESE	0.56	2,970.81	172.00	OGW

API No:	0403705233	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	00930
Well No:	1	Operator Name:	British-American Oil Producing Co.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	DH	District:	Southern
Well Type Desc:	Dry Hole	Geo District:	
Well Symbol:	PluggedDH	Field Code:	
Well Sym Desc:		Field Name:	Any Field
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Pico	Section:	12
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	

Wells and Additional Sources Detail Report

Dryhole:		Lat83:	34.00436401
Confidential:		Long83:	-118.09050751
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
17	NNW	0.57	3,025.75	210.01	OGW

API No:	0403712703	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	1	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Groen	Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01715088
Confidential:		Long83:	-118.10235596
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
18	NNW	0.58	3,047.44	209.97	OGW

API No:	0403712016	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	

Wells and Additional Sources Detail Report

OID:	Operator Code: 05091
Well No: 3	Operator Name: L. G. Larson Drilling Co.
Well Status: Plugged	Operator St:
Well Stat Desc: Plugged	County APIC:
Well Type: OG	District: Southern
Well Type Desc: OG	Geo District:
Well Symbol: PluggedOG	Field Code:
Well Sym Desc:	Field Name: Montebello
Release Date:	Area Code:
Completion Date:	Area Name: Any Area
Abandoned Date:	County Name: Los Angeles
Lease Name: Van Dusen	Section: 11
Elevation:	Township: 02S
Total Depth:	Range: 12W
Redrilled Depth:	Lat27:
Redrill Cancel Flag:	Long27:
Dryhole:	Lat83: 34.01623535
Confidential:	Long83: -118.10482788
Confidential Well: No	Base Meridian: SB
Directional Drilled: No	GIS Source Code: hud
Hydr Fractured:	
Location:	
Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps	
URL:	

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
20	N	0.60	3,160.13	211.99	OGW

API No: 0403712329	Directional:
All Well Key:	BLM Well:
OP Well ID:	EPA Well:
OID:	Operator Code: R3900
Well No: 1	Operator Name: Rothschild Oil Co.
Well Status: Plugged	Operator St:
Well Stat Desc: Plugged	County APIC:
Well Type: OG	District: Southern
Well Type Desc: OG	Geo District:
Well Symbol: PluggedOG	Field Code:
Well Sym Desc:	Field Name: Montebello
Release Date:	Area Code:
Completion Date:	Area Name: Any Area
Abandoned Date:	County Name: Los Angeles
Lease Name: Crestline-Pedro	Section: 02
Elevation:	Township: 02S
Total Depth:	Range: 12W
Redrilled Depth:	Lat27:

Wells and Additional Sources Detail Report

Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01779175
Confidential:		Long83:	-118.10106659
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	NW	0.61	3,199.09	207.40	OGW

API No:	0403712298	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	02074
Well No:	2	Operator Name:	David R. Faries, Trustee
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Fremont	Section:	12
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01554108
Confidential:		Long83:	-118.10666656
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
24	NW	0.62	3,274.16	211.06	OGW

API No:	0403712026	Directional:	
All Well Key:		BLM Well:	

Wells and Additional Sources Detail Report

OP Well ID:		EPA Well:	
OID:		Operator Code:	05576
Well No:	1	Operator Name:	M. O. C. Oil Co.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Zinn	Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01646805
Confidential:		Long83:	-118.10573578
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
25	NW	0.63	3,302.88	208.05	OGW

API No:	0403712277	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	00930
Well No:	RYDER	Operator Name:	British-American Oil Producing Co.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Lease by British-American Oil Producing Co.	Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W

Wells and Additional Sources Detail Report

Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01571655
Confidential:		Long83:	-118.10694122
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
26	N	0.63	3,327.02	215.19	OGW

API No:	0403713154	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	09354
Well No:	1	Operator Name:	Wood-Callahan
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Grant	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01834869
Confidential:		Long83:	-118.10012817
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
27	NNW	0.63	3,333.05	211.43	OGW

API No:	0403713194	Directional:	
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Wells and Additional Sources Detail Report

All Well Key: OP Well ID: OID: Well No: 3 Well Status: Plugged Well Stat Desc: Plugged Well Type: OG Well Type Desc: OG Well Symbol: PluggedOG Well Sym Desc: Release Date: Completion Date: Abandoned Date: Lease Name: United Montebello Elevation: Total Depth: Redrilled Depth: Redrill Cancel Flag: Dryhole: Confidential: Confidential Well: No Directional Drilled: No Hydr Fractured: Location: Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps URL:	BLM Well: EPA Well: Operator Code: 08659 Operator Name: United Montebello Oil Co. Operator St: County APIC: District: Southern Geo District: Field Code: Field Name: Montebello Area Code: Area Name: Any Area County Name: Los Angeles Section: 11 Township: 02S Range: 12W Lat27: Long27: Lat83: 34.01760101 Long83: -118.10378265 Base Meridian: SB GIS Source Code: hud
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Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
28	NNW	0.63	3,342.42	211.95	OGW

API No: 0403712246 All Well Key: OP Well ID: OID: Well No: 1 Well Status: Plugged Well Stat Desc: Plugged Well Type: OG Well Type Desc: OG Well Symbol: PluggedOG Well Sym Desc: Release Date: Completion Date: Abandoned Date: Lease Name: Angle Elevation:	Directional: BLM Well: EPA Well: Operator Code: 00364 Operator Name: Angle Oil Corp. Operator St: County APIC: District: Southern Geo District: Field Code: Field Name: Montebello Area Code: Area Name: Any Area County Name: Los Angeles Section: 11 Township: 02S
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Wells and Additional Sources Detail Report

Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01739502
Confidential:		Long83:	-118.10437012
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
29	NW	0.63	3,346.29	212.56	OGW

API No:	0403712792	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	1	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Burke	Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01678467
Confidential:		Long83:	-118.10561371
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
32	NNE	0.65	3,450.93	215.39	OGW

Wells and Additional Sources Detail Report

API No:	0403712011	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	E3700
Well No:	2	Operator Name:	Exxon Mobil Corporation
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Trustee	Section:	12
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01834106
Confidential:		Long83:	-118.09613037
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
33	NNW	0.66	3,461.89	214.68	OGW

API No:	0403712043	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	06961
Well No:	2	Operator Name:	Pueblo Oil Corp.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Pueblo	Section:	11

Wells and Additional Sources Detail Report

Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01745605
Confidential:		Long83:	-118.10505676
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
35	NW	0.66	3,475.56	213.55	OGW

API No:	0403712297	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	02074
Well No:	1	Operator Name:	David R. Faries, Trustee
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Fremont	Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.0167923
Confidential:		Long83:	-118.10632324
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NNW	0.66	3,483.04	214.95	OGW

Wells and Additional Sources Detail Report

API No:	0403711960	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	C9100
Well No:	1	Operator Name:	Crown Central Petro. Corp.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Howell	Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01828766
Confidential:		Long83:	-118.10303497
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
37	NNW	0.66	3,510.75	215.61	OGW

API No:	0403713193	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	08659
Well No:	2	Operator Name:	United Montebello Oil Co.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles

Wells and Additional Sources Detail Report

Lease Name:	United Montebello	Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01797867
Confidential:		Long83:	-118.10420227
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
39	N	0.67	3,554.75	224.97	OGW

API No:	0403712294	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	02502
Well No:	1	Operator Name:	East Montebello Oil Co.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Rissinger	Section:	12
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01896286
Confidential:		Long83:	-118.09829712
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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Wells and Additional Sources Detail Report

40	NNW	0.67	3,555.02	217.22	OGW
API No:	0403713155	Directional:			
All Well Key:		BLM Well:			
OP Well ID:		EPA Well:			
OID:		Operator Code:	09354		
Well No:	1	Operator Name:	Wood-Callahan		
Well Status:	Plugged	Operator St:			
Well Stat Desc:	Plugged	County APIC:			
Well Type:	OG	District:	Southern		
Well Type Desc:	OG	Geo District:			
Well Symbol:	PluggedOG	Field Code:			
Well Sym Desc:		Field Name:	Montebello		
Release Date:		Area Code:			
Completion Date:		Area Name:	Any Area		
Abandoned Date:		County Name:	Los Angeles		
Lease Name:	Marcotte	Section:	11		
Elevation:		Township:	02S		
Total Depth:		Range:	12W		
Redrilled Depth:		Lat27:			
Redrill Cancel Flag:		Long27:			
Dryhole:		Lat83:	34.0182724		
Confidential:		Long83:	-118.10375977		
Confidential Well:	No	Base Meridian:	SB		
Directional Drilled:	No	GIS Source Code:	hud		
Hydr Fractured:					
Location:					
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps				
URL:					
Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
41	N	0.67	3,559.11	223.41	OGW
API No:	0403712267	Directional:			
All Well Key:		BLM Well:			
OP Well ID:		EPA Well:			
OID:		Operator Code:	00604		
Well No:	1	Operator Name:	Bakersfield-Montebello Oil Co.		
Well Status:	Plugged	Operator St:			
Well Stat Desc:	Plugged	County APIC:			
Well Type:	OG	District:	Southern		
Well Type Desc:	OG	Geo District:			
Well Symbol:	PluggedOG	Field Code:			
Well Sym Desc:		Field Name:	Montebello		
Release Date:		Area Code:			
Completion Date:		Area Name:	Any Area		

Wells and Additional Sources Detail Report

Abandoned Date:		County Name:	Los Angeles
Lease Name:	Thill	Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.0189743
Confidential:		Long83:	-118.1003418
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
42	N	0.68	3,601.37	224.94	OGW

API No:	0403712295	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	02502
Well No:	2	Operator Name:	East Montebello Oil Co.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Rissinger	Section:	12
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01905441
Confidential:		Long83:	-118.09786987
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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Wells and Additional Sources Detail Report

43	E	0.68	3,614.04	182.09	OGW
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API No:	0403705947	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	C5640
Well No:	1	Operator Name:	Chevron U.S.A. Inc.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	DH	District:	Southern
Well Type Desc:	Dry Hole	Geo District:	
Well Symbol:	PluggedDH	Field Code:	
Well Sym Desc:		Field Name:	Any Field
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Arma Comm.	Section:	12
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.00986862
Confidential:		Long83:	-118.0866394
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
44	N	0.69	3,629.33	226.82	OGW

API No:	0403713185	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	1	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	GS	District:	Southern
Well Type Desc:	GS	Geo District:	
Well Symbol:	PluggedGS	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	

Wells and Additional Sources Detail Report

Completion Date:	Area Name:	West
Abandoned Date:	County Name:	Los Angeles
Lease Name: Travis	Section:	11
Elevation:	Township:	02S
Total Depth:	Range:	12W
Redrilled Depth:	Lat27:	
Redrill Cancel Flag:	Long27:	
Dryhole:	Lat83:	34.01920319
Confidential:	Long83:	-118.09952545
Confidential Well: No	Base Meridian:	SB
Directional Drilled: No	GIS Source Code:	hud
Hydr Fractured:		
Location:		
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps	
URL:		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
45	NW	0.69	3,663.79	215.91	OGW

API No:	0403713153	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	09308
Well No: 1		Operator Name:	Winlock Oil Co.
Well Status: Plugged		Operator St:	
Well Stat Desc: Plugged		County APIC:	
Well Type: OG		District:	Southern
Well Type Desc: OG		Geo District:	
Well Symbol: PluggedOG		Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name: Caneer		Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01701355
Confidential:		Long83:	-118.106987
Confidential Well: No		Base Meridian:	SB
Directional Drilled: No		GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
46	NNW	0.69	3,664.11	218.66	OGW
API No:	0403712324	Directional:			
All Well Key:		BLM Well:			
OP Well ID:		EPA Well:			
OID:		Operator Code:	03872		
Well No:	1	Operator Name:	Harry S. Rothschild		
Well Status:	Plugged	Operator St:			
Well Stat Desc:	Plugged	County APIC:			
Well Type:	OG	District:	Southern		
Well Type Desc:	OG	Geo District:			
Well Symbol:	PluggedOG	Field Code:			
Well Sym Desc:		Field Name:	Montebello		
Release Date:		Area Code:			
Completion Date:		Area Name:	Any Area		
Abandoned Date:		County Name:	Los Angeles		
Lease Name:	Crestline-Montebello	Section:	11		
Elevation:		Township:	02S		
Total Depth:		Range:	12W		
Redrilled Depth:		Lat27:			
Redrill Cancel Flag:		Long27:			
Dryhole:		Lat83:	34.01792908		
Confidential:		Long83:	-118.10540771		
Confidential Well:	No	Base Meridian:	SB		
Directional Drilled:	No	GIS Source Code:	hud		
Hydr Fractured:					
Location:					
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps				
URL:					

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
47	NNW	0.70	3,672.08	222.53	OGW
API No:	0403713192	Directional:			
All Well Key:		BLM Well:			
OP Well ID:		EPA Well:			
OID:		Operator Code:	08659		
Well No:	1	Operator Name:	United Montebello Oil Co.		
Well Status:	Plugged	Operator St:			
Well Stat Desc:	Plugged	County APIC:			
Well Type:	OG	District:	Southern		
Well Type Desc:	OG	Geo District:			
Well Symbol:	PluggedOG	Field Code:			
Well Sym Desc:		Field Name:	Montebello		

Wells and Additional Sources Detail Report

Release Date:	Area Code:
Completion Date:	Area Name: Any Area
Abandoned Date:	County Name: Los Angeles
Lease Name: United Montebello	Section: 11
Elevation:	Township: 02S
Total Depth:	Range: 12W
Redrilled Depth:	Lat27:
Redrill Cancel Flag:	Long27:
Dryhole:	Lat83: 34.01852036
Confidential:	Long83: -118.10404968
Confidential Well: No	Base Meridian: SB
Directional Drilled: No	GIS Source Code: hud
Hydr Fractured:	
Location:	
Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps	
URL:	

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
48	NNW	0.70	3,678.66	223.02	OGW

API No: 0403712307	Directional:
All Well Key:	BLM Well:
OP Well ID:	EPA Well:
OID:	Operator Code: 03522
Well No: 2	Operator Name: Graham-Loftus Oil Corp.
Well Status: Plugged	Operator St:
Well Stat Desc: Plugged	County APIC:
Well Type: OG	District: Southern
Well Type Desc: OG	Geo District:
Well Symbol: PluggedOG	Field Code:
Well Sym Desc:	Field Name: Montebello
Release Date:	Area Code:
Completion Date:	Area Name: Any Area
Abandoned Date:	County Name: Los Angeles
Lease Name: Coffman	Section: 11
Elevation:	Township: 02S
Total Depth:	Range: 12W
Redrilled Depth:	Lat27:
Redrill Cancel Flag:	Long27:
Dryhole:	Lat83: 34.01892853
Confidential:	Long83: -118.10274506
Confidential Well: No	Base Meridian: SB
Directional Drilled: No	GIS Source Code: hud
Hydr Fractured:	
Location:	
Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps	

Wells and Additional Sources Detail Report

URL:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
49	NNW	0.70	3,684.65	219.52	OGW

API No:	0403712280	Directional:		
All Well Key:		BLM Well:		
OP Well ID:		EPA Well:		
OID:		Operator Code:	07540	
Well No:	1	Operator Name:	S. M. Brooks & Assoc.	
Well Status:	Plugged	Operator St:		
Well Stat Desc:	Plugged	County APIC:		
Well Type:	OG	District:	Southern	
Well Type Desc:	OG	Geo District:		
Well Symbol:	PluggedOG	Field Code:		
Well Sym Desc:		Field Name:	Montebello	
Release Date:		Area Code:		
Completion Date:		Area Name:	Any Area	
Abandoned Date:		County Name:	Los Angeles	
Lease Name:	Nash	Section:	11	
Elevation:		Township:	02S	
Total Depth:		Range:	12W	
Redrilled Depth:		Lat27:		
Redrill Cancel Flag:		Long27:		
Dryhole:		Lat83:	34.01800537	
Confidential:		Long83:	-118.10538483	
Confidential Well:	No	Base Meridian:	SB	
Directional Drilled:	No	GIS Source Code:	hud	
Hydr Fractured:				
Location:				
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps			
URL:				

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
50	NNW	0.70	3,696.07	219.63	OGW

API No:	0403713190	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	6	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	

Wells and Additional Sources Detail Report

Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Wilcox	Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01765823
Confidential:		Long83:	-118.10612488
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
51	NNW	0.70	3,700.96	228.14	OGW

API No:	0403712272	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	00782
Well No:	2	Operator Name:	Beverly-Montebello Oil Co.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Beverly-Montebello	Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01919174
Confidential:		Long83:	-118.10178375
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			

Wells and Additional Sources Detail Report

Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps
URL:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
52	SE	0.70	3,718.91	171.39	OGW

API No:	0403706146	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	C5640
Well No:	1	Operator Name:	Chevron U.S.A. Inc.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	DH	District:	Southern
Well Type Desc:	Dry Hole	Geo District:	
Well Symbol:	PluggedDH	Field Code:	
Well Sym Desc:		Field Name:	Any Field
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Patterson	Section:	13
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.00052261
Confidential:		Long83:	-118.09169769
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
53	N	0.71	3,735.79	229.80	OGW

API No:	0403712527	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	C5640
Well No:	1	Operator Name:	Chevron U.S.A. Inc.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	

Wells and Additional Sources Detail Report

Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Oswald-Stephens	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01943588
Confidential:		Long83:	-118.10066223
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
54	N	0.71	3,738.71	230.19	OGW

API No:	0403712790	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	1	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	GS	District:	Southern
Well Type Desc:	GS	Geo District:	
Well Symbol:	PluggedGS	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	West
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Bartlett	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01939392
Confidential:		Long83:	-118.10112762
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			

Wells and Additional Sources Detail Report

Location:

Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps

URL:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
55	NW	0.71	3,739.62	217.39	OGW

API No: 0403712285

All Well Key:

OP Well ID:

OID:

Well No: 1

Well Status: Plugged

Well Stat Desc: Plugged

Well Type: OG

Well Type Desc: OG

Well Symbol: PluggedOG

Well Sym Desc:

Release Date:

Completion Date:

Abandoned Date:

Lease Name: Star Caneer

Elevation:

Total Depth:

Redrilled Depth:

Redrill Cancel Flag:

Dryhole:

Confidential:

Confidential Well: No

Directional Drilled: No

Hydr Fractured:

Location:

Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps

URL:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
56	NNE	0.71	3,760.06	220.21	OGW

API No: 0403712010

All Well Key:

OP Well ID:

OID:

Well No: 1

Well Status: Plugged

Well Stat Desc: Plugged

Well Type: OG

Directional:

BLM Well:

EPA Well:

Operator Code: E3700

Operator Name: Exxon Mobil Corporation

Operator St:

County APIC:

District: Southern

Wells and Additional Sources Detail Report

Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Trustee	Section:	12
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01916122
Confidential:		Long83:	-118.09586334
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.72	3,792.51	226.89	OGW

API No:	0403712271	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	00782
Well No:	1	Operator Name:	Beverly-Montebello Oil Co.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Beverly-Montebello	Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01887894
Confidential:		Long83:	-118.10404968
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud

Wells and Additional Sources Detail Report

Hydr Fractured:

Location:

Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps

URL:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
58	NNW	0.72	3,805.00	224.98	OGW

API No: 0403712042

Directional:

All Well Key:

BLM Well:

OP Well ID:

EPA Well:

OID:

Operator Code: 06961

Well No: 1

Operator Name: Pueblo Oil Corp.

Well Status: Plugged

Operator St:

Well Stat Desc: Plugged

County APIC:

Well Type: OG

District: Southern

Well Type Desc: OG

Geo District:

Well Symbol: PluggedOG

Field Code:

Well Sym Desc:

Field Name: Montebello

Release Date:

Area Code:

Completion Date:

Area Name: Any Area

Abandoned Date:

County Name: Los Angeles

Lease Name: Pueblo

Section: 11

Elevation:

Township: 02S

Total Depth:

Range: 12W

Redrilled Depth:

Lat27:

Redrill Cancel Flag:

Long27:

Dryhole:

Lat83: 34.01863861

Confidential:

Long83: -118.10479736

Confidential Well: No

Base Meridian: SB

Directional Drilled: No

GIS Source Code: hud

Hydr Fractured:

Location:

Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps

URL:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
60	NW	0.72	3,816.01	215.86	OGW

API No: 0403712301

Directional:

All Well Key:

BLM Well:

OP Well ID:

EPA Well:

OID:

Operator Code: 03074

Well No: 1

Operator Name: Franru Oil Co.

Well Status: Plugged

Operator St:

Well Stat Desc: Plugged

County APIC:

Wells and Additional Sources Detail Report

Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Condaffer	Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01683044
Confidential:		Long83:	-118.10799408
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
61	N	0.73	3,829.23	232.87	OGW

API No:	0403712319	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	05475
Well No:	1	Operator Name:	Lovoda E. Ralph
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Ralph	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01960754
Confidential:		Long83:	-118.10141754
Confidential Well:	No	Base Meridian:	SB

Wells and Additional Sources Detail Report

Directional Drilled: No GIS Source Code: hud
Hydr Fractured:
Location:
Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps
URL:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
62	NNW	0.73	3,837.90	233.55	OGW

API No:	0403712282	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	01300
Well No:	1	Operator Name:	Calstar Petroleum Co.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Banks	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01957703
Confidential:		Long83:	-118.10177612
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
63	NNW	0.73	3,842.76	226.76	OGW

API No:	0403712279	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	07541
Well No:	1	Operator Name:	S. M. Brooks Drilling Co.
Well Status:	Plugged	Operator St:	

Wells and Additional Sources Detail Report

Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Dutch	Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01852417
Confidential:		Long83:	-118.10533905
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
64	N	0.73	3,855.51	232.44	OGW

API No:	0403712292	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	09024
Well No:	1	Operator Name:	Walter R. Cowan & Elsie I. Cowan
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Cowan Fee	Section:	01
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01977539
Confidential:		Long83:	-118.09806824

Wells and Additional Sources Detail Report

Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
65	N	0.73	3,879.11	234.43	OGW

API No:	0403713197	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	V1300
Well No:	2	Operator Name:	Victory Oil Company LLC
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Cowan	Section:	01
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01987839
Confidential:		Long83:	-118.09868622
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
67	NW	0.74	3,903.99	219.78	OGW

API No:	0403712270	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	00677
Well No:	1	Operator Name:	Beacon Oil Corp.

Wells and Additional Sources Detail Report

Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Montebello	Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01726913
Confidential:		Long83:	-118.10784912
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
68	N	0.74	3,905.26	231.32	OGW

API No:	0403712343	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S3100
Well No:	1	Operator Name:	Shell Western E&P Inc.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Fullerton Scott-Arnold	Section:	01
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.0198288

Wells and Additional Sources Detail Report

Confidential: Long83: -118.09728241
Confidential Well: No Base Meridian: SB
Directional Drilled: No GIS Source Code: hud
Hydr Fractured:
Location:
Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps
URL:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
69	N	0.75	3,979.01	238.66	OGW

API No:	0403712033	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	06190
Well No:	1-15	Operator Name:	Natural Gasoline Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Montebello	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.0201416
Confidential:		Long83:	-118.10018921
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
70	NNW	0.75	3,981.19	237.22	OGW

API No:	0403712797	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700

Wells and Additional Sources Detail Report

Well No:	2	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Calkins	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01959991
Confidential:		Long83:	-118.103508
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
71	NNW	0.75	3,983.32	231.34	OGW

API No:	0403713188	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	4	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Wilcox	Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	

Wells and Additional Sources Detail Report

Dryhole:		Lat83:	34.0187149
Confidential:		Long83:	-118.10588074
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
73	NNW	0.76	3,987.02	238.38	OGW

API No:	0403712306	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	03522
Well No:	1	Operator Name:	Graham-Loftus Oil Corp.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Coffman	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01988983
Confidential:		Long83:	-118.10236359
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
74	NNE	0.76	4,021.98	225.92	OGW

API No:	0403712344	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	

Wells and Additional Sources Detail Report

OID:	Operator Code: S3100
Well No: 2	Operator Name: Shell Western E&P Inc.
Well Status: Plugged	Operator St:
Well Stat Desc: Plugged	County APIC:
Well Type: OG	District: Southern
Well Type Desc: OG	Geo District:
Well Symbol: PluggedOG	Field Code:
Well Sym Desc:	Field Name: Montebello
Release Date:	Area Code:
Completion Date:	Area Name: Any Area
Abandoned Date:	County Name: Los Angeles
Lease Name: Fullerton Scott-Arnold	Section: 01
Elevation:	Township: 02S
Total Depth:	Range: 12W
Redrilled Depth:	Lat27:
Redrill Cancel Flag:	Long27:
Dryhole:	Lat83: 34.01987839
Confidential:	Long83: -118.09574127
Confidential Well: No	Base Meridian: SB
Directional Drilled: No	GIS Source Code: hud
Hydr Fractured:	
Location:	
Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps	
URL:	

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
75	NW	0.76	4,027.40	220.60	OGW

API No: 0403713178	Directional:
All Well Key:	BLM Well:
OP Well ID:	EPA Well:
OID:	Operator Code: S4700
Well No: 1	Operator Name: Southern California Gas Company
Well Status: Plugged	Operator St:
Well Stat Desc: Plugged	County APIC:
Well Type: OG	District: Southern
Well Type Desc: OG	Geo District:
Well Symbol: PluggedOG	Field Code:
Well Sym Desc:	Field Name: Montebello
Release Date:	Area Code:
Completion Date:	Area Name: Any Area
Abandoned Date:	County Name: Los Angeles
Lease Name: Parmelee Community	Section: 11
Elevation:	Township: 02S
Total Depth:	Range: 12W
Redrilled Depth:	Lat27:

Wells and Additional Sources Detail Report

Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01729965
Confidential:		Long83:	-118.1084137
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
76	NW	0.77	4,040.64	224.55	OGW

API No:	0403713189	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	5	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Wilcox	Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01794434
Confidential:		Long83:	-118.10758209
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
77	NNW	0.77	4,041.37	237.90	OGW

API No:	0403712798	Directional:	
All Well Key:		BLM Well:	

Wells and Additional Sources Detail Report

OP Well ID: OID: Well No: 3 Well Status: Plugged Well Stat Desc: Plugged Well Type: GS Well Type Desc: GS Well Symbol: PluggedGS Well Sym Desc: Release Date: Completion Date: Abandoned Date: Lease Name: Calkins Elevation: Total Depth: Redrilled Depth: Redrill Cancel Flag: Dryhole: Confidential: Confidential Well: No Directional Drilled: No Hydr Fractured: Location: Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps URL:	EPA Well: Operator Code: S4700 Operator Name: Southern California Gas Company Operator St: County APIC: District: Southern Geo District: Field Code: Field Name: Montebello Area Code: Area Name: West County Name: Los Angeles Section: 02 Township: 02S Range: 12W Lat27: Long27: Lat83: 34.01934433 Long83: -118.10482788 Base Meridian: SB GIS Source Code: hud
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Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
78	NW	0.77	4,041.67	207.57	OGW

API No: 0403712276 All Well Key: OP Well ID: OID: Well No: 1 Well Status: Plugged Well Stat Desc: Plugged Well Type: OG Well Type Desc: OG Well Symbol: PluggedOG Well Sym Desc: Release Date: Completion Date: Abandoned Date: Lease Name: Shore Line Elevation: Total Depth:	Directional: BLM Well: EPA Well: Operator Code: 07042 Operator Name: R. E. Bletcher Operator St: County APIC: District: Southern Geo District: Field Code: Field Name: Montebello Area Code: Area Name: Any Area County Name: Los Angeles Section: 11 Township: 02S Range: 12W
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Wells and Additional Sources Detail Report

Redrilled Depth:	Lat27:
Redrill Cancel Flag:	Long27:
Dryhole:	Lat83: 34.01588821
Confidential:	Long83: -118.10999298
Confidential Well: No	Base Meridian: SB
Directional Drilled: No	GIS Source Code: hud
Hydr Fractured:	
Location:	
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps
URL:	

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
79	NNW	0.78	4,099.98	242.62	OGW

API No: 0403712525	Directional:
All Well Key:	BLM Well:
OP Well ID:	EPA Well:
OID:	Operator Code: C5640
Well No: 5	Operator Name: Chevron U.S.A. Inc.
Well Status: Plugged	Operator St:
Well Stat Desc: Plugged	County APIC:
Well Type: OG	District: Southern
Well Type Desc: OG	Geo District:
Well Symbol: PluggedOG	Field Code:
Well Sym Desc:	Field Name: Montebello
Release Date:	Area Code:
Completion Date:	Area Name: Any Area
Abandoned Date:	County Name: Los Angeles
Lease Name: Mulholland	Section: 02
Elevation:	Township: 02S
Total Depth:	Range: 12W
Redrilled Depth:	Lat27:
Redrill Cancel Flag:	Long27:
Dryhole:	Lat83: 34.01996231
Confidential:	Long83: -118.10343933
Confidential Well: No	Base Meridian: SB
Directional Drilled: No	GIS Source Code: hud
Hydr Fractured:	
Location:	
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps
URL:	

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
81	N	0.78	4,142.15	240.39	OGW

API No: 0403712022	Directional:
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Wells and Additional Sources Detail Report

All Well Key: OP Well ID: OID: Well No: 6 Well Status: Plugged Well Stat Desc: Plugged Well Type: OG Well Type Desc: OG Well Symbol: PluggedOG Well Sym Desc: Release Date: Completion Date: Abandoned Date: Lease Name: Cowan Elevation: Total Depth: Redrilled Depth: Redrill Cancel Flag: Dryhole: Confidential: Confidential Well: No Directional Drilled: No Hydr Fractured: Location: Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps URL:	BLM Well: EPA Well: Operator Code: 05679 Operator Name: Mar Vena Oil Co. Operator St: County APIC: District: Southern Geo District: Field Code: Field Name: Montebello Area Code: Area Name: Any Area County Name: Los Angeles Section: 01 Township: 02S Range: 12W Lat27: Long27: Lat83: 34.02054977 Long83: -118.09786224 Base Meridian: SB GIS Source Code: hud
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Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
83	N	0.79	4,178.24	245.96	OGW

API No: 0403713177 All Well Key: OP Well ID: OID: Well No: 1 Well Status: Plugged Well Stat Desc: Plugged Well Type: OG Well Type Desc: OG Well Symbol: PluggedOG Well Sym Desc: Release Date: Completion Date: Abandoned Date: Lease Name: Oswald Elevation:	Directional: BLM Well: EPA Well: Operator Code: S4700 Operator Name: Southern California Gas Company Operator St: County APIC: District: Southern Geo District: Field Code: Field Name: Montebello Area Code: Area Name: Any Area County Name: Los Angeles Section: 02 Township: 02S
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Wells and Additional Sources Detail Report

Total Depth:	Range:	12W
Redrilled Depth:	Lat27:	
Redrill Cancel Flag:	Long27:	
Dryhole:	Lat83:	34.02067566
Confidential:	Long83:	-118.10043335
Confidential Well: No	Base Meridian:	SB
Directional Drilled: No	GIS Source Code:	hud
Hydr Fractured:		
Location:		
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps	
URL:		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
85	N	0.80	4,219.86	245.89	OGW

API No:	0403713196	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	V1300
Well No:	1	Operator Name:	Victory Oil Company LLC
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Cowan	Section:	01
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02082062
Confidential:		Long83:	-118.09882355
Confidential Well: No		Base Meridian:	SB
Directional Drilled: No		GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
87	N	0.80	4,224.94	248.47	OGW

Wells and Additional Sources Detail Report

API No:	0403712704	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	1	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	GS	District:	Southern
Well Type Desc:	GS	Geo District:	
Well Symbol:	PluggedGS	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	West
Abandoned Date:		County Name:	Los Angeles
Lease Name:	L. R. Harris	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02070618
Confidential:		Long83:	-118.10144043
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
88	N	0.80	4,229.49	246.64	OGW

API No:	0403721920	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	2-16-0WW	Operator Name:	Southern California Gas Company
Well Status:	Idle	Operator St:	
Well Stat Desc:	Idle	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	IdleOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Montebello	Section:	02

Wells and Additional Sources Detail Report

Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02084732
Confidential:		Long83:	-118.09980011
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
91	NNW	0.80	4,241.32	243.44	OGW

API No:	0403713191	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	7	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Wilcox	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01950836
Confidential:		Long83:	-118.10591888
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
92	NNW	0.80	4,242.55	248.12	OGW

Wells and Additional Sources Detail Report

API No:	0403712796	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	1	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Calkins	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.0200386
Confidential:		Long83:	-118.10456848
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	NNW	0.80	4,243.36	248.83	OGW

API No:	0403721922	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	1 OWW	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles

Wells and Additional Sources Detail Report

Lease Name:	Todd	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.0206337
Confidential:		Long83:	-118.10224915
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
94	NW	0.80	4,245.93	229.24	OGW

API No:	0403712708	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	7	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Paul J. Howard	Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01815414
Confidential:		Long83:	-118.10834503
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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Wells and Additional Sources Detail Report

95	NW	0.81	4,263.58	237.79	OGW
API No:	0403706297	Directional:			
All Well Key:		BLM Well:			
OP Well ID:		EPA Well:			
OID:		Operator Code:	S4700		
Well No:	3	Operator Name:	Southern California Gas Company		
Well Status:	Plugged	Operator St:			
Well Stat Desc:	Plugged	County APIC:			
Well Type:	OG	District:	Southern		
Well Type Desc:	OG	Geo District:			
Well Symbol:	PluggedOG	Field Code:			
Well Sym Desc:		Field Name:	Montebello		
Release Date:		Area Code:			
Completion Date:		Area Name:	Any Area		
Abandoned Date:		County Name:	Los Angeles		
Lease Name:	Wilcox	Section:	11		
Elevation:		Township:	02S		
Total Depth:		Range:	12W		
Redrilled Depth:		Lat27:			
Redrill Cancel Flag:		Long27:			
Dryhole:		Lat83:	34.01882172		
Confidential:		Long83:	-118.10739899		
Confidential Well:	No	Base Meridian:	SB		
Directional Drilled:	No	GIS Source Code:	hud		
Hydr Fractured:					
Location:					
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps				
URL:					
Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
96	N	0.81	4,279.08	248.00	OGW
API No:	0403712766	Directional:			
All Well Key:		BLM Well:			
OP Well ID:		EPA Well:			
OID:		Operator Code:	S4700		
Well No:	2-16	Operator Name:	Southern California Gas Company		
Well Status:	Plugged	Operator St:			
Well Stat Desc:	Plugged	County APIC:			
Well Type:	GS	District:	Southern		
Well Type Desc:	GS	Geo District:			
Well Symbol:	PluggedGS	Field Code:			
Well Sym Desc:		Field Name:	Montebello		
Release Date:		Area Code:			
Completion Date:		Area Name:	West		

Wells and Additional Sources Detail Report

Abandoned Date:		County Name:	Los Angeles
Lease Name:	Montebello	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02098083
Confidential:		Long83:	-118.09989166
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
97	NNW	0.81	4,281.27	249.11	OGW

API No:	0403712296	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	07153
Well No:	1	Operator Name:	Ralph W. Ellithorpe
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Calkins	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02018356
Confidential:		Long83:	-118.10447693
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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Wells and Additional Sources Detail Report

98	NNW	0.82	4,316.75	251.79	OGW
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API No:	0403713183	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	1	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	GS	District:	Southern
Well Type Desc:	GS	Geo District:	
Well Symbol:	PluggedGS	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	West
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Todd	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02080536
Confidential:		Long83:	-118.10243988
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
99	N	0.82	4,336.29	242.35	OGW

API No:	0403712345	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S3100
Well No:	3	Operator Name:	Shell Western E&P Inc.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	

Wells and Additional Sources Detail Report

Completion Date:	Area Name:	West
Abandoned Date:	County Name:	Los Angeles
Lease Name: Fullerton Scott-Arnold	Section:	01
Elevation:	Township:	02S
Total Depth:	Range:	12W
Redrilled Depth:	Lat27:	
Redrill Cancel Flag:	Long27:	
Dryhole:	Lat83:	34.02096939
Confidential:	Long83:	-118.09684753
Confidential Well: No	Base Meridian:	SB
Directional Drilled: No	GIS Source Code:	hud
Hydr Fractured:		
Location:		
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps	
URL:		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
100	NW	0.82	4,339.38	223.08	OGW

API No: 0403712308	Directional:	
All Well Key:	BLM Well:	
OP Well ID:	EPA Well:	
OID:	Operator Code:	03522
Well No: 1	Operator Name:	Graham-Loftus Oil Corp.
Well Status: Plugged	Operator St:	
Well Stat Desc: Plugged	County APIC:	
Well Type: OG	District:	Southern
Well Type Desc: OG	Geo District:	
Well Symbol: PluggedOG	Field Code:	
Well Sym Desc:	Field Name:	Montebello
Release Date:	Area Code:	
Completion Date:	Area Name:	Any Area
Abandoned Date:	County Name:	Los Angeles
Lease Name: Graham	Section:	11
Elevation:	Township:	02S
Total Depth:	Range:	12W
Redrilled Depth:	Lat27:	
Redrill Cancel Flag:	Long27:	
Dryhole:	Lat83:	34.01753998
Confidential:	Long83:	-118.10958862
Confidential Well: No	Base Meridian:	SB
Directional Drilled: No	GIS Source Code:	hud
Hydr Fractured:		
Location:		
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps	
URL:		

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
101	ENE	0.83	4,356.94	184.08	OGW
API No: 0403706022 All Well Key: OP Well ID: OID: Well No: 1 Well Status: Plugged Well Stat Desc: Plugged Well Type: DH Well Type Desc: Dry Hole Well Symbol: PluggedDH Well Sym Desc: Release Date: Completion Date: Abandoned Date: Lease Name: Lockett Community Elevation: Total Depth: Redrilled Depth: Redrill Cancel Flag: Dryhole: Confidential: Confidential Well: No Directional Drilled: No Hydr Fractured: Location: Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps URL: Directional: BLM Well: EPA Well: Operator Code: 08126 Operator Name: Sun Oil Company Operator St: County APIC: District: Southern Geo District: Field Code: Field Name: Any Field Area Code: Area Name: Any Area County Name: Los Angeles Section: 12 Township: 02S Range: 12W Lat27: Long27: Lat83: 34.01482391 Long83: -118.08592224 Base Meridian: SB GIS Source Code: hud					
Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
102	NNW	0.83	4,389.98	250.41	OGW
API No: 0403713187 All Well Key: OP Well ID: OID: Well No: 2 Well Status: Plugged Well Stat Desc: Plugged Well Type: OG Well Type Desc: OG Well Symbol: PluggedOG Well Sym Desc: Directional: BLM Well: EPA Well: Operator Code: S4700 Operator Name: Southern California Gas Company Operator St: County APIC: District: Southern Geo District: Field Code: Field Name: Montebello					

Wells and Additional Sources Detail Report

Release Date:	Area Code:
Completion Date:	Area Name: Any Area
Abandoned Date:	County Name: Los Angeles
Lease Name: Wilcox	Section: 02
Elevation:	Township: 02S
Total Depth:	Range: 12W
Redrilled Depth:	Lat27:
Redrill Cancel Flag:	Long27:
Dryhole:	Lat83: 34.02012634
Confidential:	Long83: -118.10553741
Confidential Well: No	Base Meridian: SB
Directional Drilled: No	GIS Source Code: hud
Hydr Fractured:	
Location:	
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps
URL:	

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
103	NNW	0.83	4,400.59	256.72	OGW

API No: 0403712521	Directional:
All Well Key:	BLM Well:
OP Well ID:	EPA Well:
OID:	Operator Code: C5640
Well No: 1	Operator Name: Chevron U.S.A. Inc.
Well Status: Plugged	Operator St:
Well Stat Desc: Plugged	County APIC:
Well Type: OG	District: Southern
Well Type Desc: OG	Geo District:
Well Symbol: PluggedOG	Field Code:
Well Sym Desc:	Field Name: Montebello
Release Date:	Area Code:
Completion Date:	Area Name: Any Area
Abandoned Date:	County Name: Los Angeles
Lease Name: Mulholland	Section: 02
Elevation:	Township: 02S
Total Depth:	Range: 12W
Redrilled Depth:	Lat27:
Redrill Cancel Flag:	Long27:
Dryhole:	Lat83: 34.02058029
Confidential:	Long83: -118.10433197
Confidential Well: No	Base Meridian: SB
Directional Drilled: No	GIS Source Code: hud
Hydr Fractured:	
Location:	
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps

Wells and Additional Sources Detail Report

URL:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
104	NW	0.83	4,402.67	237.88	OGW

API No:	0403712705	Directional:		
All Well Key:		BLM Well:		
OP Well ID:		EPA Well:		
OID:		Operator Code:	S4700	
Well No:	4	Operator Name:	Southern California Gas Company	
Well Status:	Plugged	Operator St:		
Well Stat Desc:	Plugged	County APIC:		
Well Type:	OG	District:	Southern	
Well Type Desc:	OG	Geo District:		
Well Symbol:	PluggedOG	Field Code:		
Well Sym Desc:		Field Name:	Montebello	
Release Date:		Area Code:		
Completion Date:		Area Name:	Any Area	
Abandoned Date:		County Name:	Los Angeles	
Lease Name:	Paul J. Howard	Section:	02	
Elevation:		Township:	02S	
Total Depth:		Range:	12W	
Redrilled Depth:		Lat27:		
Redrill Cancel Flag:		Long27:		
Dryhole:		Lat83:	34.01888275	
Confidential:		Long83:	-118.108078	
Confidential Well:	No	Base Meridian:	SB	
Directional Drilled:	Yes	GIS Source Code:	hud	
Hydr Fractured:				
Location:				
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps			
URL:				

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
105	N	0.84	4,446.36	256.13	OGW

API No:	0403712725	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	34	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	

Wells and Additional Sources Detail Report

Well Sym Desc:	Field Name: Montebello
Release Date:	Area Code:
Completion Date:	Area Name: West
Abandoned Date:	County Name: Los Angeles
Lease Name: La Merced	Section: 02
Elevation:	Township: 02S
Total Depth:	Range: 12W
Redrilled Depth:	Lat27:
Redrill Cancel Flag:	Long27:
Dryhole:	Lat83: 34.02144241
Confidential:	Long83: -118.09984589
Confidential Well: No	Base Meridian: SB
Directional Drilled: No	GIS Source Code: hud
Hydr Fractured:	
Location:	
Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps	
URL:	

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
106	N	0.84	4,459.07	256.01	OGW

API No: 0403712723	Directional:
All Well Key:	BLM Well:
OP Well ID:	EPA Well:
OID:	Operator Code: S4700
Well No: 32	Operator Name: Southern California Gas Company
Well Status: Plugged	Operator St:
Well Stat Desc: Plugged	County APIC:
Well Type: GS	District: Southern
Well Type Desc: GS	Geo District:
Well Symbol: PluggedGS	Field Code:
Well Sym Desc:	Field Name: Montebello
Release Date:	Area Code:
Completion Date:	Area Name: West
Abandoned Date:	County Name: Los Angeles
Lease Name: La Merced	Section: 02
Elevation:	Township: 02S
Total Depth:	Range: 12W
Redrilled Depth:	Lat27:
Redrill Cancel Flag:	Long27:
Dryhole:	Lat83: 34.02140427
Confidential:	Long83: -118.10100555
Confidential Well: No	Base Meridian: SB
Directional Drilled: No	GIS Source Code: hud
Hydr Fractured:	
Location:	

Wells and Additional Sources Detail Report

Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps
URL:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
107	N	0.85	4,498.01	258.02	OGW

API No:	0403712756	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	31	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	La Merced	Section:	01
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02158737
Confidential:		Long83:	-118.09889221
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
108	E	0.85	4,501.75	179.14	OGW

API No:	0403705411	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	F2200
Well No:	1	Operator Name:	Frontier Oil Co.
Well Status:	Idle	Operator St:	
Well Stat Desc:	Idle	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	

Wells and Additional Sources Detail Report

Well Symbol:	IdleOG	Field Code:	
Well Sym Desc:		Field Name:	Any Field
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Kyle Unit Plan	Section:	12
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.00746918
Confidential:		Long83:	-118.08379364
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
109	N	0.86	4,520.34	261.76	OGW

API No:	0403712021	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	04472
Well No:	3	Operator Name:	J. S. Manley
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Lease by J. S. Manley	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02143478
Confidential:		Long83:	-118.10210419
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			

Wells and Additional Sources Detail Report

Location:

Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps

URL:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
110	NNW	0.86	4,521.05	262.05	OGW

API No: 0403713184

All Well Key:

OP Well ID:

OID:

Well No: 2

Well Status: Plugged

Well Stat Desc: Plugged

Well Type: OG

Well Type Desc: OG

Well Symbol: PluggedOG

Well Sym Desc:

Release Date:

Completion Date:

Abandoned Date:

Lease Name: Todd

Elevation:

Total Depth:

Redrilled Depth:

Redrill Cancel Flag:

Dryhole:

Confidential:

Confidential Well: No

Directional Drilled: No

Hydr Fractured:

Location:

Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps

URL:

Directional:

BLM Well:

EPA Well:

Operator Code: S4700

Operator Name: Southern California Gas Company

Operator St:

County APIC:

District: Southern

Geo District:

Field Code:

Field Name: Montebello

Area Code:

Area Name: Any Area

County Name: Los Angeles

Section: 02

Township: 02S

Range: 12W

Lat27:

Long27:

Lat83: 34.02141571

Long83: -118.10223389

Base Meridian: SB

GIS Source Code: hud

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
111	N	0.86	4,558.68	254.35	OGW

API No: 0403712757

All Well Key:

OP Well ID:

OID:

Well No: 35

Well Status: Plugged

Well Stat Desc: Plugged

Well Type: OG

Directional:

BLM Well:

EPA Well:

Operator Code: S4700

Operator Name: Southern California Gas Company

Operator St:

County APIC:

District: Southern

Wells and Additional Sources Detail Report

Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	La Merced	Section:	01
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02170181
Confidential:		Long83:	-118.0978775
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
112	NNW	0.86	4,561.12	265.26	OGW

API No:	0403712523	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	C5640
Well No:	3	Operator Name:	Chevron U.S.A. Inc.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Mulholland	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02103806
Confidential:		Long83:	-118.10437012
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud

Wells and Additional Sources Detail Report

Hydr Fractured:

Location:

Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps

URL:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
113	N	0.87	4,580.66	262.49	OGW

API No: 0403726329

Directional:

All Well Key:

BLM Well:

OP Well ID:

EPA Well:

OID:

Operator Code:

C5640

Well No:

1

Operator Name:

Chevron U.S.A. Inc.

Well Status:

Idle

Operator St:

Well Stat Desc:

Idle

County APIC:

Well Type:

OG

District:

Southern

Well Type Desc:

OG

Geo District:

Well Symbol:

IdleOG

Field Code:

Well Sym Desc:

Field Name:

Montebello

Release Date:

Area Code:

Completion Date:

Area Name:

Any Area

Abandoned Date:

County Name:

Los Angeles

Lease Name:

Manley

Section:

02

Elevation:

Township:

02S

Total Depth:

Range:

12W

Redrilled Depth:

Lat27:

Redrill Cancel Flag:

Long27:

Dryhole:

Lat83:

34.021654

Confidential:

Long83:

-118.101759

Confidential Well:

No

Base Meridian:

SB

Directional Drilled:

No

GIS Source Code:

Unknown

Hydr Fractured:

Location:

Source83 Desc:

UNKNOWN

URL:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
114	NW	0.87	4,602.34	228.95	OGW

API No: 0403712707

Directional:

All Well Key:

BLM Well:

OP Well ID:

EPA Well:

OID:

Operator Code:

S4700

Well No:

6

Operator Name:

Southern California Gas Company

Well Status:

Plugged

Operator St:

Well Stat Desc:

Plugged

County APIC:

Wells and Additional Sources Detail Report

Well Type:	GS	District:	Southern
Well Type Desc:	GS	Geo District:	
Well Symbol:	PluggedGS	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	West
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Paul J. Howard	Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01841736
Confidential:		Long83:	-118.10975647
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
116	NNW	0.88	4,634.32	255.67	OGW

API No:	0403713186	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	1	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Wilcox	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02042389
Confidential:		Long83:	-118.10661316
Confidential Well:	No	Base Meridian:	SB

Wells and Additional Sources Detail Report

Directional Drilled: No GIS Source Code: hud
 Hydr Fractured:
 Location:
 Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps
 URL:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
117	NW	0.88	4,647.14	218.57	OGW

API No:	0403712721	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	1	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Howard & Smith Ba	Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01777267
Confidential:		Long83:	-118.11071777
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
118	NNW	0.89	4,681.53	270.53	OGW

API No:	0403713158	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	C5640
Well No:	4	Operator Name:	Chevron U.S.A. Inc.
Well Status:	Plugged	Operator St:	

Wells and Additional Sources Detail Report

Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Mulholland	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02146149
Confidential:		Long83:	-118.10411072
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
119	NNW	0.89	4,701.12	271.67	OGW

API No:	0403712598	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	C5640
Well No:	1-X1	Operator Name:	Chevron U.S.A. Inc.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Mulholland	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02156067
Confidential:		Long83:	-118.1039505

Wells and Additional Sources Detail Report

Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
120	NNW	0.90	4,735.47	274.22	OGW

API No:	0403712020	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	05603
Well No:	6	Operator Name:	Mabee Oil & Gas Co.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Mulholland	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02162552
Confidential:		Long83:	-118.1040802
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
121	N	0.90	4,749.54	272.11	OGW

API No:	0403712724	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	33	Operator Name:	Southern California Gas Company

Wells and Additional Sources Detail Report

Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	GS	District:	Southern
Well Type Desc:	GS	Geo District:	
Well Symbol:	PluggedGS	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	West
Abandoned Date:		County Name:	Los Angeles
Lease Name:	La Merced	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.0221405
Confidential:		Long83:	-118.10163116
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	GPS
Hydr Fractured:			
Location:			
Source83 Desc:	Global Positioning System - Coordinates derived from Division staff and Trimble GPS unit		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
122	NW	0.90	4,776.84	237.37	OGW

API No:	0403712706	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	5	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	GS	District:	Southern
Well Type Desc:	GS	Geo District:	
Well Symbol:	PluggedGS	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	West
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Paul J. Howard	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01921082

Wells and Additional Sources Detail Report

Confidential: Long83: -118.10955811
Confidential Well: No Base Meridian: SB
Directional Drilled: No GIS Source Code: hud
Hydr Fractured:
Location:
Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps
URL:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
123	NW	0.91	4,790.88	221.41	OGW

API No:	0403712720	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	10	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	GS	District:	Southern
Well Type Desc:	GS	Geo District:	
Well Symbol:	PluggedGS	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	West
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Howard & Smith	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01856613
Confidential:		Long83:	-118.110466
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	GPS
Hydr Fractured:			
Location:			
Source83 Desc:	Global Positioning System - Coordinates derived from Division staff and Trimble GPS unit		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
124	NNW	0.91	4,794.41	275.61	OGW

API No:	0403712787	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	C5640

Wells and Additional Sources Detail Report

Well No:	4	Operator Name:	Chevron U.S.A. Inc.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Taylor	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02146149
Confidential:		Long83:	-118.10520172
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
125	NNW	0.91	4,812.15	278.32	OGW

API No:	0403712522	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	C5640
Well No:	2	Operator Name:	Chevron U.S.A. Inc.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Mulholland	Section:	01
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	

Wells and Additional Sources Detail Report

Dryhole:		Lat83:	34.02212524
Confidential:		Long83:	-118.10284424
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
126	NNW	0.92	4,842.41	281.01	OGW

API No:	0403713157	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	09396
Well No:	6	Operator Name:	York Oil Co.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Texas Mulholland	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02219009
Confidential:		Long83:	-118.10295105
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
127	N	0.92	4,850.13	266.75	OGW

API No:	0403712755	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	

Wells and Additional Sources Detail Report

OID:	Operator Code: S4700
Well No: 30	Operator Name: Southern California Gas Company
Well Status: Idle	Operator St:
Well Stat Desc: Idle	County APIC:
Well Type: OB	District: Southern
Well Type Desc: OB	Geo District:
Well Symbol: IdleOB	Field Code:
Well Sym Desc:	Field Name: Montebello
Release Date:	Area Code:
Completion Date:	Area Name: West
Abandoned Date:	County Name: Los Angeles
Lease Name: La Merced	Section: 01
Elevation:	Township: 02S
Total Depth:	Range: 12W
Redrilled Depth:	Lat27:
Redrill Cancel Flag:	Long27:
Dryhole:	Lat83: 34.02254105
Confidential:	Long83: -118.09845734
Confidential Well: No	Base Meridian: SB
Directional Drilled: No	GIS Source Code: GPS
Hydr Fractured:	
Location:	
Source83 Desc: Global Positioning System - Coordinates derived from Division staff and Trimble GPS unit	
URL:	

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
128	NNW	0.92	4,860.88	267.16	OGW

API No: 0403712709	Directional:
All Well Key:	BLM Well:
OP Well ID:	EPA Well:
OID:	Operator Code: S4700
Well No: 1	Operator Name: Southern California Gas Company
Well Status: Plugged	Operator St:
Well Stat Desc: Plugged	County APIC:
Well Type: OG	District: Southern
Well Type Desc: OG	Geo District:
Well Symbol: PluggedOG	Field Code:
Well Sym Desc:	Field Name: Montebello
Release Date:	Area Code:
Completion Date:	Area Name: Any Area
Abandoned Date:	County Name: Los Angeles
Lease Name: Paul J. Howard	Section: 02
Elevation:	Township: 02S
Total Depth:	Range: 12W
Redrilled Depth:	Lat27:

Wells and Additional Sources Detail Report

Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02064133
Confidential:		Long83:	-118.10765839
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
129	NNW	0.92	4,869.21	282.03	OGW

API No:	0403712600	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	C5640
Well No:	3-X1	Operator Name:	Chevron U.S.A. Inc.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Mulholland	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02200699
Confidential:		Long83:	-118.10409546
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
130	NNW	0.93	4,887.37	279.37	OGW

API No:	0403712785	Directional:	
All Well Key:		BLM Well:	

Wells and Additional Sources Detail Report

OP Well ID: OID: Well No: 2 Well Status: Plugged Well Stat Desc: Plugged Well Type: OG Well Type Desc: OG Well Symbol: PluggedOG Well Sym Desc: Release Date: Completion Date: Abandoned Date: Lease Name: Taylor Elevation: Total Depth: Redrilled Depth: Redrill Cancel Flag: Dryhole: Confidential: Confidential Well: No Directional Drilled: No Hydr Fractured: Location: Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps URL:	EPA Well: Operator Code: C5640 Operator Name: Chevron U.S.A. Inc. Operator St: County APIC: District: Southern Geo District: Field Code: Field Name: Montebello Area Code: Area Name: Any Area County Name: Los Angeles Section: 02 Township: 02S Range: 12W Lat27: Long27: Lat83: 34.02174377 Long83: -118.10517883 Base Meridian: SB GIS Source Code: hud
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Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
131	NNW	0.93	4,915.49	286.27	OGW

API No: 0403712599 All Well Key: OP Well ID: OID: Well No: 2-X1 Well Status: Plugged Well Stat Desc: Plugged Well Type: OG Well Type Desc: OG Well Symbol: PluggedOG Well Sym Desc: Release Date: Completion Date: Abandoned Date: Lease Name: Mulholland Elevation: Total Depth:	Directional: BLM Well: EPA Well: Operator Code: C5640 Operator Name: Chevron U.S.A. Inc. Operator St: County APIC: District: Southern Geo District: Field Code: Field Name: Montebello Area Code: Area Name: Any Area County Name: Los Angeles Section: 02 Township: 02S Range: 12W
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Wells and Additional Sources Detail Report

Redrilled Depth:	Lat27:
Redrill Cancel Flag:	Long27:
Dryhole:	Lat83: 34.02237701
Confidential:	Long83: -118.10305023
Confidential Well: No	Base Meridian: SB
Directional Drilled: No	GIS Source Code: hud
Hydr Fractured:	
Location:	
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps
URL:	

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
132	NNW	0.93	4,919.50	286.19	OGW

API No: 0403713159	Directional:
All Well Key:	BLM Well:
OP Well ID:	EPA Well:
OID:	Operator Code: C5640
Well No: 5-X1	Operator Name: Chevron U.S.A. Inc.
Well Status: Plugged	Operator St:
Well Stat Desc: Plugged	County APIC:
Well Type: OG	District: Southern
Well Type Desc: OG	Geo District:
Well Symbol: PluggedOG	Field Code:
Well Sym Desc:	Field Name: Montebello
Release Date:	Area Code:
Completion Date:	Area Name: Any Area
Abandoned Date:	County Name: Los Angeles
Lease Name: Mulholland	Section: 02
Elevation:	Township: 02S
Total Depth:	Range: 12W
Redrilled Depth:	Lat27:
Redrill Cancel Flag:	Long27:
Dryhole:	Lat83: 34.02216339
Confidential:	Long83: -118.10404968
Confidential Well: No	Base Meridian: SB
Directional Drilled: No	GIS Source Code: hud
Hydr Fractured:	
Location:	
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps
URL:	

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
133	NNW	0.93	4,927.96	269.52	OGW

API No: 0403712711	Directional:
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Wells and Additional Sources Detail Report

All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	3	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Paul J. Howard	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02065277
Confidential:		Long83:	-118.10805511
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
134	NW	0.93	4,936.16	214.77	OGW

API No:	0403712722	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	2	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	GS	District:	Southern
Well Type Desc:	GS	Geo District:	
Well Symbol:	PluggedGS	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	West
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Howard & Smith Ba	Section:	11
Elevation:		Township:	02S

Wells and Additional Sources Detail Report

Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.018013
Confidential:		Long83:	-118.11173248
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
135	N	0.94	4,938.54	260.76	OGW

API No:	0403712749	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	24	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	La Merced	Section:	01
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02270889
Confidential:		Long83:	-118.09739685
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
136	NNW	0.94	4,942.29	283.51	OGW

Wells and Additional Sources Detail Report

API No:	0403712786	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	C5640
Well No:	3	Operator Name:	Chevron U.S.A. Inc.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Taylor	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02191544
Confidential:		Long83:	-118.10514832
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
137	NNE	0.94	4,955.52	207.39	OGW

API No:	0403712746	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	21	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	La Merced	Section:	01

Wells and Additional Sources Detail Report

Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.0213356
Confidential:		Long83:	-118.09143829
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
138	NW	0.94	4,958.83	236.52	OGW

API No:	0403712719	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	9	Operator Name:	Southern California Gas Company
Well Status:	Active	Operator St:	
Well Stat Desc:	Active	County APIC:	
Well Type:	OB	District:	Southern
Well Type Desc:	OB	Geo District:	
Well Symbol:	ActiveOB	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Main
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Howard & Smith	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01939774
Confidential:		Long83:	-118.11021423
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	Yes	GIS Source Code:	GPS
Hydr Fractured:			
Location:			
Source83 Desc:	Global Positioning System - Coordinates derived from Division staff and Trimble GPS unit		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
139	NW	0.94	4,975.96	237.99	OGW

Wells and Additional Sources Detail Report

API No:	0403712716	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	5	Operator Name:	Southern California Gas Company
Well Status:	Idle	Operator St:	
Well Stat Desc:	Idle	County APIC:	
Well Type:	OB	District:	Southern
Well Type Desc:	OB	Geo District:	
Well Symbol:	IdleOB	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	West
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Howard & Smith	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.0194664
Confidential:		Long83:	-118.1102066
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	GPS
Hydr Fractured:			
Location:			
Source83 Desc:	Global Positioning System - Coordinates derived from Division staff and Trimble GPS unit		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
140	NNW	0.94	4,985.50	293.30	OGW

API No:	0403712015	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	05165
Well No:	2	Operator Name:	La Merced Drilling Co.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles

Wells and Additional Sources Detail Report

Lease Name:	Traders	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02242661
Confidential:		Long83:	-118.10374451
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
141	NNW	0.95	4,993.02	289.09	OGW

API No:	0403712784	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	C5640
Well No:	1-X1	Operator Name:	Chevron U.S.A. Inc.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Taylor	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02214432
Confidential:		Long83:	-118.10488892
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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Wells and Additional Sources Detail Report

142	NNW	0.95	5,033.18	294.34	OGW
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API No:	0403712014	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	05165
Well No:	1	Operator Name:	La Merced Drilling Co.
Well Status:	Idle	Operator St:	
Well Stat Desc:	Idle	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	IdleOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Traders	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02245712
Confidential:		Long83:	-118.10417938
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
145	NNW	0.96	5,061.90	271.94	OGW

API No:	0403712710	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	2	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area

Wells and Additional Sources Detail Report

Abandoned Date:		County Name:	Los Angeles
Lease Name:	Paul J. Howard	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02075958
Confidential:		Long83:	-118.10866547
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
146	N	0.96	5,077.22	298.13	OGW

API No:	0403712752	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	27	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	La Merced	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02292252
Confidential:		Long83:	-118.10254669
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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Wells and Additional Sources Detail Report

147 N 0.96 5,080.39 247.12 OGW

API No:	0403712745	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	20	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	La Merced	Section:	01
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02290726
Confidential:		Long83:	-118.09593964
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
148	NNW	0.96	5,081.28	299.19	OGW

API No:	0403712524	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	4	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	

Wells and Additional Sources Detail Report

Completion Date:	Area Name:	Any Area
Abandoned Date:	County Name:	Los Angeles
Lease Name: Mulholland	Section:	02
Elevation:	Township:	02S
Total Depth:	Range:	12W
Redrilled Depth:	Lat27:	
Redrill Cancel Flag:	Long27:	
Dryhole:	Lat83:	34.02268219
Confidential:	Long83:	-118.1038208
Confidential Well: No	Base Meridian:	SB
Directional Drilled: No	GIS Source Code:	GPS
Hydr Fractured:		
Location:		
Source83 Desc:	Global Positioning System - Coordinates derived from Division staff and Trimble GPS unit	
URL:		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
149	NW	0.96	5,085.47	250.33	OGW

API No: 0403711907	Directional:
All Well Key:	BLM Well:
OP Well ID:	EPA Well:
OID:	Operator Code: C5640
Well No: 4	Operator Name: Chevron U.S.A. Inc.
Well Status: Plugged	Operator St:
Well Stat Desc: Plugged	County APIC:
Well Type: OG	District: Southern
Well Type Desc: OG	Geo District:
Well Symbol: PluggedOG	Field Code:
Well Sym Desc:	Field Name: Montebello
Release Date:	Area Code:
Completion Date:	Area Name: Any Area
Abandoned Date:	County Name: Los Angeles
Lease Name: Howard & Smith	Section: 02
Elevation:	Township: 02S
Total Depth:	Range: 12W
Redrilled Depth:	Lat27:
Redrill Cancel Flag:	Long27:
Dryhole:	Lat83: 34.02007675
Confidential:	Long83: -118.10990143
Confidential Well: No	Base Meridian: SB
Directional Drilled: No	GIS Source Code: hud
Hydr Fractured:	
Location:	
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps
URL:	

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
150	E	0.97	5,095.74	182.09	OGW
API No: 0403720405 All Well Key: OP Well ID: OID: Well No: 1 Well Status: Plugged Well Stat Desc: Plugged Well Type: CH Well Type Desc: CH Well Symbol: PluggedCH Well Sym Desc: Release Date: Completion Date: Abandoned Date: Lease Name: Core Hole Bishop-Hayes Elevation: Total Depth: Redrilled Depth: Redrill Cancel Flag: Dryhole: Confidential: Confidential Well: No Directional Drilled: No Hydr Fractured: Location: Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps URL: Directional: BLM Well: EPA Well: Operator Code: 00894 Operator Name: Bradford Bishop Operator St: County APIC: District: Southern Geo District: Field Code: Field Name: Any Field Area Code: Area Name: Any Area County Name: Los Angeles Section: 12 Township: 02S Range: 12W Lat27: Long27: Lat83: 34.00923157 Long83: -118.08171082 Base Meridian: SB GIS Source Code: hud					

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
151	NNW	0.97	5,102.50	297.17	OGW
API No: 0403712549 All Well Key: OP Well ID: OID: Well No: 2 Well Status: Plugged Well Stat Desc: Plugged Well Type: OG Well Type Desc: OG Well Symbol: PluggedOG Well Sym Desc: Directional: BLM Well: EPA Well: Operator Code: C5640 Operator Name: Chevron U.S.A. Inc. Operator St: County APIC: District: Southern Geo District: Field Code: Field Name: Montebello					

Wells and Additional Sources Detail Report

Release Date:	Area Code:
Completion Date:	Area Name: Any Area
Abandoned Date:	County Name: Los Angeles
Lease Name: Eggleston	Section: 02
Elevation:	Township: 02S
Total Depth:	Range: 12W
Redrilled Depth:	Lat27:
Redrill Cancel Flag:	Long27:
Dryhole:	Lat83: 34.02204514
Confidential:	Long83: -118.1061554
Confidential Well: No	Base Meridian: SB
Directional Drilled: No	GIS Source Code: hud
Hydr Fractured:	
Location:	
Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps	
URL:	

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
152	SSW	0.97	5,123.50	194.14	OGW

API No: 0403705156	Directional:
All Well Key:	BLM Well:
OP Well ID:	EPA Well:
OID:	Operator Code: A4525
Well No: 1	Operator Name: Atlantic Richfield Company
Well Status: Plugged	Operator St:
Well Stat Desc: Plugged	County APIC:
Well Type: DH	District: Southern
Well Type Desc: Dry Hole	Geo District:
Well Symbol: PluggedDH	Field Code:
Well Sym Desc:	Field Name: Any Field
Release Date:	Area Code:
Completion Date:	Area Name: Any Area
Abandoned Date:	County Name: Los Angeles
Lease Name: Flood Control	Section: 14
Elevation:	Township: 02S
Total Depth:	Range: 12W
Redrilled Depth:	Lat27:
Redrill Cancel Flag:	Long27:
Dryhole:	Lat83: 33.99550629
Confidential:	Long83: -118.10520935
Confidential Well: No	Base Meridian: SB
Directional Drilled: No	GIS Source Code: hud
Hydr Fractured:	
Location:	
Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps	

Wells and Additional Sources Detail Report

URL:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
153	NW	0.98	5,163.33	254.99	OGW

API No:	0403712520	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	C5640
Well No:	1	Operator Name:	Chevron U.S.A. Inc.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Howard & Smith	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02030563
Confidential:		Long83:	-118.10997009
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
154	NNW	0.98	5,163.56	301.74	OGW

API No:	0403712550	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	C5640
Well No:	3	Operator Name:	Chevron U.S.A. Inc.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	

Wells and Additional Sources Detail Report

Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Eggleston	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02223969
Confidential:		Long83:	-118.10612488
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
155	N	0.99	5,202.66	287.62	OGW

API No:	0403712743	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	18	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	La Merced	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02351761
Confidential:		Long83:	-118.1000061
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			

Wells and Additional Sources Detail Report

Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps
URL:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
156	NNW	0.99	5,213.47	306.65	OGW

API No:	0403712576	Directional:			
All Well Key:		BLM Well:			
OP Well ID:		EPA Well:			
OID:		Operator Code:	09546		
Well No:	27	Operator Name:	Continental Development of Calif., Inc.		
Well Status:	Plugged	Operator St:			
Well Stat Desc:	Plugged	County APIC:			
Well Type:	OG	District:	Southern		
Well Type Desc:	OG	Geo District:			
Well Symbol:	PluggedOG	Field Code:			
Well Sym Desc:		Field Name:	Montebello		
Release Date:		Area Code:			
Completion Date:		Area Name:	Any Area		
Abandoned Date:		County Name:	Los Angeles		
Lease Name:	Monterey	Section:	02		
Elevation:		Township:	02S		
Total Depth:		Range:	12W		
Redrilled Depth:		Lat27:			
Redrill Cancel Flag:		Long27:			
Dryhole:		Lat83:	34.02186584		
Confidential:		Long83:	-118.1074295		
Confidential Well:	No	Base Meridian:	SB		
Directional Drilled:	No	GIS Source Code:	hud		
Hydr Fractured:					
Location:					
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps				
URL:					

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
157	NNW	0.99	5,242.07	309.49	OGW

API No:	0403712548	Directional:			
All Well Key:		BLM Well:			
OP Well ID:		EPA Well:			
OID:		Operator Code:	C5640		
Well No:	1	Operator Name:	Chevron U.S.A. Inc.		
Well Status:	Plugged	Operator St:			
Well Stat Desc:	Plugged	County APIC:			
Well Type:	OG	District:	Southern		

Wells and Additional Sources Detail Report

Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Eggleston	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02244186
Confidential:		Long83:	-118.10621643
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
158	NNE	1.00	5,259.63	207.59	OGW

API No:	0403712278	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	00937
Well No:	1	Operator Name:	Brookner Oil Co.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Brookner	Section:	01
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02197647
Confidential:		Long83:	-118.09072876
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud

Wells and Additional Sources Detail Report

Hydr Fractured:

Location:

Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps

URL:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
159	NNW	1.00	5,271.57	309.47	OGW

API No: 0403712555

Directional:

All Well Key:

BLM Well:

OP Well ID:

EPA Well:

OID:

Operator Code:

09546

Well No:

4

Operator Name:

Continental Development of Calif., Inc.

Well Status:

Plugged

Operator St:

Well Stat Desc:

Plugged

County APIC:

Well Type:

OG

District:

Southern

Well Type Desc:

OG

Geo District:

Well Symbol:

PluggedOG

Field Code:

Well Sym Desc:

Field Name:

Montebello

Release Date:

Area Code:

Completion Date:

Area Name:

Any Area

Abandoned Date:

County Name:

Los Angeles

Lease Name:

Monterey

Section:

02

Elevation:

Township:

02S

Total Depth:

Range:

12W

Redrilled Depth:

Lat27:

Redrill Cancel Flag:

Long27:

Dryhole:

Lat83:

34.02299118

Confidential:

Long83:

-118.10475922

Confidential Well:

No

Base Meridian:

SB

Directional Drilled:

No

GIS Source Code:

hud

Hydr Fractured:

Location:

Source83 Desc:

Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps

URL:

Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No: WCR1940-000250

City(OSWCR):

Montebello

City:

Montebello

County(OSWCR):

Los Angeles

County:

Los Angeles

Decimal Lat(OSWCR):

34.01117

Decimal Latitude:

34.01117

Decim Long(OSWCR):

-118.09012

Decimal Longitude:

-118.09012

Wells and Additional Sources Detail Report

Location: VAN NORMAN RD
 Location(OSWCR): VAN NORMAN RD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No: WCR1950-001935 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01117
 Decimal Latitude: 34.01117 Decim Long(OSWCR): -118.09012
 Decimal Longitude: -118.09012
 Location: BEVERLY BLVD, ROSEMEAD BLVD, SAN GABRIEL
 Location(OSWCR): BEVERLY BLVD, ROSEMEAD BLVD, SAN GABRIEL
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No: WCR1776-007994 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01117
 Decimal Latitude: 34.01117 Decim Long(OSWCR): -118.09012
 Decimal Longitude: -118.09012
 Location: WHITTIER BLVD, LEXINGTON RD
 Location(OSWCR): WHITTIER BLVD, LEXINGTON RD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No: WCR1948-001416 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01117
 Decimal Latitude: 34.01117 Decim Long(OSWCR): -118.09012
 Decimal Longitude: -118.09012
 Location: RIO HONDO RIVER CHANNEL
 Location(OSWCR): RIO HONDO RIVER CHANNEL
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

Wells and Additional Sources Detail Report

WCR No:	WCR2001-011456	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	WHITTIER BLVD, LEXINGTON		
Location(OSWCR):	WHITTIER BLVD, LEXINGTON		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No:	WCR2001-011461	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	WHITTIER BLVD, RIO HONDO RIVER CHANNEL		
Location(OSWCR):	WHITTIER BLVD, RIO HONDO RIVER CHANNEL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No:	WCR1776-008012	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	RIO HONDO		
Location(OSWCR):	RIO HONDO		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No:	WCR1956-001636	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	GALLATIN ST, ROSEMEAD BLVD		
Location(OSWCR):	GALLATIN ST, ROSEMEAD BLVD		

Wells and Additional Sources Detail Report

Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No: WCR2001-011462 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01117
 Decimal Latitude: 34.01117 Decim Long(OSWCR): -118.09012
 Decimal Longitude: -118.09012
 Location: RIO HONDO
 Location(OSWCR): RIO HONDO
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No: WCR2001-011459 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01117
 Decimal Latitude: 34.01117 Decim Long(OSWCR): -118.09012
 Decimal Longitude: -118.09012
 Location: BEVERLY BLVD, RIO HOND CHANNEL
 Location(OSWCR): BEVERLY BLVD, RIO HOND CHANNEL
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No: WCR1970-001775 City(OSWCR): Montebello
 City: Montebello County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01117
 Decimal Latitude: 34.01117 Decim Long(OSWCR): -118.09012
 Decimal Longitude: -118.09012
 Location: None
 Location(OSWCR): None
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No: WCR1944-000421 City(OSWCR): PICO

Wells and Additional Sources Detail Report

City:	PICO	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	LEXINGTON ST, BEVERLY BLVD		
Location(OSWCR):	LEXINGTON ST, BEVERLY BLVD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No:	WCR1948-001415	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	RIO HONDO RIVER		
Location(OSWCR):	RIO HONDO RIVER		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No:	WCR1944-000325	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	E WASHINGTON AVE, WILBER PL		
Location(OSWCR):	E WASHINGTON AVE, WILBER PL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No:	WCR1985-010853	City(OSWCR):	Pico Rivera
City:	Pico Rivera	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	LEXINGTON, WALNUT		
Location(OSWCR):	LEXINGTON, WALNUT		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No:	WCR1948-000988	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	E WASHINGTON AVE, WILBER PLACE		
Location(OSWCR):	E WASHINGTON AVE, WILBER PLACE		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No:	WCR2001-011460	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	RIO HONDO BLUFF		
Location(OSWCR):	RIO HONDO BLUFF		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No:	WCR1944-000327	City(OSWCR):	PICO
City:	PICO	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	LEXINGTON ST, BEVERLY BLVD		
Location(OSWCR):	LEXINGTON ST, BEVERLY BLVD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No:	WCR1970-001774	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117

Wells and Additional Sources Detail Report

Decimal Latitude: 34.01117 Decim Long(OSWCR): -118.09012
 Decimal Longitude: -118.09012
 Location: MADISON AVE, NO WILBUR PLACE
 Location(OSWCR): MADISON AVE, NO WILBUR PLACE
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No: WCR1776-008009 City(OSWCR): Montebello
 City: Montebello County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01117
 Decimal Latitude: 34.01117 Decim Long(OSWCR): -118.09012
 Decimal Longitude: -118.09012
 Location: WASHINGTON AVE, WHITTIER PLACE, RIO HOND
 Location(OSWCR): WASHINGTON AVE, WHITTIER PLACE, RIO HOND
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No: WCR2001-011455 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01117
 Decimal Latitude: 34.01117 Decim Long(OSWCR): -118.09012
 Decimal Longitude: -118.09012
 Location: POPLAR AVE, WHITTIER, RIO HONDO CHANNEL
 Location(OSWCR): POPLAR AVE, WHITTIER, RIO HONDO CHANNEL
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No: WCR1948-000989 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01117
 Decimal Latitude: 34.01117 Decim Long(OSWCR): -118.09012
 Decimal Longitude: -118.09012
 Location: RIO HONDO RIVER, UPRR BRIDGE
 Location(OSWCR): RIO HONDO RIVER, UPRR BRIDGE
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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Wells and Additional Sources Detail Report

8	ENE	0.50	2,660.56	181.18	WATER WELLS
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WCR No:	WCR1953-001652	City(OSWCR):	PICO
City:	PICO	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	OLD BEVERLY, LEXINGTON, NEW BEVERLY		
Location(OSWCR):	OLD BEVERLY, LEXINGTON, NEW BEVERLY		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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8	ENE	0.50	2,660.56	181.18	WATER WELLS
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WCR No:	WCR1776-008010	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	WHITTIER BLVD, RIO HONDO RIVER CHANNEL		
Location(OSWCR):	WHITTIER BLVD, RIO HONDO RIVER CHANNEL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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8	ENE	0.50	2,660.56	181.18	WATER WELLS
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WCR No:	WCR1940-000156	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	VAN NORMAN RD		
Location(OSWCR):	VAN NORMAN RD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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8	ENE	0.50	2,660.56	181.18	WATER WELLS
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WCR No:	WCR1973-003510	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		

Wells and Additional Sources Detail Report

Location: EAST MADISON AVE
 Location(OSWCR): EAST MADISON AVE
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No: WCR2001-011457 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01117
 Decimal Latitude: 34.01117 Decim Long(OSWCR): -118.09012
 Decimal Longitude: -118.09012
 Location: Whittier Blvd
 Location(OSWCR): Whittier Blvd
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No: WCR1954-002007 City(OSWCR): PICO
 City: PICO County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01117
 Decimal Latitude: 34.01117 Decim Long(OSWCR): -118.09012
 Decimal Longitude: -118.09012
 Location: LEXINGTON ST, IBSEN ST, ISORA ST, GALLIT
 Location(OSWCR): LEXINGTON ST, IBSEN ST, ISORA ST, GALLIT
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No: WCR1776-007995 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01117
 Decimal Latitude: 34.01117 Decim Long(OSWCR): -118.09012
 Decimal Longitude: -118.09012
 Location: ROSEMEAD, GALLATIN RD
 Location(OSWCR): ROSEMEAD, GALLATIN RD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

Wells and Additional Sources Detail Report

WCR No:	WCR1776-007996	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	BEVERLY BLVD, RIO HONDO CHANNEL		
Location(OSWCR):	BEVERLY BLVD, RIO HONDO CHANNEL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No:	WCR1948-000990	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	RIO HONDO RIVER CHANNEL, UPRR TRACKS		
Location(OSWCR):	RIO HONDO RIVER CHANNEL, UPRR TRACKS		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No:	WCR1936-000198	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	BEVERLY BLVD, E RIO HONDO		
Location(OSWCR):	BEVERLY BLVD, E RIO HONDO		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No:	WCR2001-011458	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	ROSEMEAD, GALLATEN RD		
Location(OSWCR):	ROSEMEAD, GALLATEN RD		

Wells and Additional Sources Detail Report

Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No: WCR1936-000287 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01117
 Decimal Latitude: 34.01117 Decim Long(OSWCR): -118.09012
 Decimal Longitude: -118.09012
 Location: BEVERLY BLVD, E RIO HONDO
 Location(OSWCR): BEVERLY BLVD, E RIO HONDO
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No: WCR2001-011463 City(OSWCR): Montebello
 City: Montebello County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01117
 Decimal Latitude: 34.01117 Decim Long(OSWCR): -118.09012
 Decimal Longitude: -118.09012
 Location: WASHINGTON ST, POPLAR ST
 Location(OSWCR): WASHINGTON ST, POPLAR ST
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WNW	0.52	2,743.42	201.41	WATER WELLS

WCR No: WCR2015-001240 City(OSWCR): Montebello
 City: Montebello County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01109
 Decimal Latitude: 34.01109 Decim Long(OSWCR): -118.10809
 Decimal Longitude: -118.10809
 Location: 801 W Olympic Blvd
 Location(OSWCR): 801 W Olympic Blvd
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WNW	0.52	2,743.42	201.41	WATER WELLS

WCR No: WCR2015-001243 City(OSWCR): Montebello

Wells and Additional Sources Detail Report

City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01109
Decimal Latitude:	34.01109	Decim Long(OSWCR):	-118.10809
Decimal Longitude:	-118.10809		
Location:	801 W Olympic Blvd		
Location(OSWCR):	801 W Olympic Blvd		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WNW	0.52	2,743.42	201.41	WATER WELLS

WCR No:	WCR2004-014974	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01109
Decimal Latitude:	34.01109	Decim Long(OSWCR):	-118.10809
Decimal Longitude:	-118.10809		
Location:	712 W Beverly Boulevard		
Location(OSWCR):	712 W Beverly Boulevard		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WNW	0.52	2,743.42	201.41	WATER WELLS

WCR No:	WCR1989-019047	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01109
Decimal Latitude:	34.01109	Decim Long(OSWCR):	-118.10809
Decimal Longitude:	-118.10809		
Location:	SO PACIFIC RAILRD TRACKS, BLUFF RD		
Location(OSWCR):	SO PACIFIC RAILRD TRACKS, BLUFF RD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WNW	0.52	2,743.42	201.41	WATER WELLS

WCR No:	WCR1948-001413	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01109
Decimal Latitude:	34.01109	Decim Long(OSWCR):	-118.10809
Decimal Longitude:	-118.10809		
Location:	WEST BANK OF RIO HONDO RIVER		
Location(OSWCR):	WEST BANK OF RIO HONDO RIVER		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WNW	0.52	2,743.42	201.41	WATER WELLS

WCR No:	WCR1948-000987	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01109
Decimal Latitude:	34.01109	Decim Long(OSWCR):	-118.10809
Decimal Longitude:	-118.10809		
Location:	RIO HONDO RIVER, UPRR TRACKS		
Location(OSWCR):	RIO HONDO RIVER, UPRR TRACKS		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WNW	0.52	2,743.42	201.41	WATER WELLS

WCR No:	WCR0215796	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01109
Decimal Latitude:	34.01109	Decim Long(OSWCR):	-118.10809
Decimal Longitude:	-118.10809		
Location:	None		
Location(OSWCR):	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WNW	0.52	2,743.42	201.41	WATER WELLS

WCR No:	WCR1948-000986	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01109
Decimal Latitude:	34.01109	Decim Long(OSWCR):	-118.10809
Decimal Longitude:	-118.10809		
Location:	RIO HONDO RIVER, UPRR TRACKS		
Location(OSWCR):	RIO HONDO RIVER, UPRR TRACKS		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WNW	0.52	2,743.42	201.41	WATER WELLS

WCR No:	WCR1948-001414	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01109

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Decimal Latitude:	34.01109	Decim Long(OSWCR):	-118.10809
Decimal Longitude:	-118.10809		
Location:	WEST BANK RIO HONDO RIVER		
Location(OSWCR):	WEST BANK RIO HONDO RIVER		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WNW	0.52	2,743.42	201.41	WATER WELLS

WCR No:	WCR1989-019046	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01109
Decimal Latitude:	34.01109	Decim Long(OSWCR):	-118.10809
Decimal Longitude:	-118.10809		
Location:	WHITTIER BLVD, BLUFF RD		
Location(OSWCR):	WHITTIER BLVD, BLUFF RD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WNW	0.52	2,743.42	201.41	WATER WELLS

WCR No:	WCR2015-001237	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01109
Decimal Latitude:	34.01109	Decim Long(OSWCR):	-118.10809
Decimal Longitude:	-118.10809		
Location:	801 W Olympic Blvd		
Location(OSWCR):	801 W Olympic Blvd		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WNW	0.52	2,743.42	201.41	WATER WELLS

WCR No:	WCR2015-001239	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01109
Decimal Latitude:	34.01109	Decim Long(OSWCR):	-118.10809
Decimal Longitude:	-118.10809		
Location:	801 W Olympic Blvd		
Location(OSWCR):	801 W Olympic Blvd		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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Wells and Additional Sources Detail Report

10 WNW 0.52 2,743.42 201.41 WATER WELLS

WCR No: WCR2014-009282 City(OSWCR): Montebello
 City: Montebello County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01109
 Decimal Latitude: 34.01109 Decim Long(OSWCR): -118.10809
 Decimal Longitude: -118.10809
 Location: 545 S Greenwood Avenue
 Location(OSWCR): 545 S Greenwood Avenue
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key Direction Distance (mi) Distance (ft) Elevation (ft) DB

10 WNW 0.52 2,743.42 201.41 WATER WELLS

WCR No: WCR2004-014972 City(OSWCR): Montebello
 City: Montebello County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01109
 Decimal Latitude: 34.01109 Decim Long(OSWCR): -118.10809
 Decimal Longitude: -118.10809
 Location: 712 W Beverly Boulevard
 Location(OSWCR): 712 W Beverly Boulevard
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key Direction Distance (mi) Distance (ft) Elevation (ft) DB

10 WNW 0.52 2,743.42 201.41 WATER WELLS

WCR No: WCR1998-010712 City(OSWCR): Montebello
 City: Montebello County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01109
 Decimal Latitude: 34.01109 Decim Long(OSWCR): -118.10809
 Decimal Longitude: -118.10809
 Location: SE CORNER MONTEBELLO BLVD, MADISON AVE
 Location(OSWCR): SE CORNER MONTEBELLO BLVD, MADISON AVE
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key Direction Distance (mi) Distance (ft) Elevation (ft) DB

10 WNW 0.52 2,743.42 201.41 WATER WELLS

WCR No: WCR2004-014973 City(OSWCR): Montebello
 City: Montebello County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01109
 Decimal Latitude: 34.01109 Decim Long(OSWCR): -118.10809
 Decimal Longitude: -118.10809

Wells and Additional Sources Detail Report

Location: 712 W Beverly Boulevard
 Location(OSWCR): 712 W Beverly Boulevard
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WNW	0.52	2,743.42	201.41	WATER WELLS

WCR No: WCR1995-010133 City(OSWCR): Montebello
 City: Montebello County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01109
 Decimal Latitude: 34.01109 Decim Long(OSWCR): -118.10809
 Decimal Longitude: -118.10809
 Location: 1700 Whittier Boulevard
 Location(OSWCR): 1700 Whittier Boulevard
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WNW	0.52	2,743.42	201.41	WATER WELLS

WCR No: WCR2015-001238 City(OSWCR): Montebello
 City: Montebello County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01109
 Decimal Latitude: 34.01109 Decim Long(OSWCR): -118.10809
 Decimal Longitude: -118.10809
 Location: 801 W Olympic Blvd
 Location(OSWCR): 801 W Olympic Blvd
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WNW	0.52	2,743.42	201.41	WATER WELLS

WCR No: WCR1956-001635 City(OSWCR): Montebello
 City: Montebello County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01109
 Decimal Latitude: 34.01109 Decim Long(OSWCR): -118.10809
 Decimal Longitude: -118.10809
 Location: RIO HONDO, BLUFF ST, WHITTIER BLVD
 Location(OSWCR): RIO HONDO, BLUFF ST, WHITTIER BLVD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WNW	0.52	2,743.42	201.41	WATER WELLS

Wells and Additional Sources Detail Report

WCR No:	WCR2003-014492	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01109
Decimal Latitude:	34.01109	Decim Long(OSWCR):	-118.10809
Decimal Longitude:	-118.10809		
Location:	n/o Beverly Terrace, w/o Montebello Blvd		
Location(OSWCR):	n/o Beverly Terrace, w/o Montebello Blvd		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WNW	0.52	2,743.42	201.41	WATER WELLS

WCR No:	WCR2004-014975	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01109
Decimal Latitude:	34.01109	Decim Long(OSWCR):	-118.10809
Decimal Longitude:	-118.10809		
Location:	712 W Beverly Boulevard		
Location(OSWCR):	712 W Beverly Boulevard		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WNW	0.52	2,743.42	201.41	WATER WELLS

WCR No:	WCR2000-011929	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01109
Decimal Latitude:	34.01109	Decim Long(OSWCR):	-118.10809
Decimal Longitude:	-118.10809		
Location:	nw/o Vail Ave, Ferguson Dr		
Location(OSWCR):	nw/o Vail Ave, Ferguson Dr		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WNW	0.52	2,743.42	201.41	WATER WELLS

WCR No:	WCR2015-001236	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01109
Decimal Latitude:	34.01109	Decim Long(OSWCR):	-118.10809
Decimal Longitude:	-118.10809		
Location:	801 W Olympic Blvd		
Location(OSWCR):	801 W Olympic Blvd		

Wells and Additional Sources Detail Report

Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
15	S	0.54	2,872.23	174.20	WATER WELLS

WCR No: WCR2019-010123 City(OSWCR): Commerce
 City: Commerce County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.000813
 Decimal Latitude: 34.000813 Decim Long(OSWCR): -118.098047
 Decimal Longitude: -118.098047
 Location: 6711 E Washington BLVD
 Location(OSWCR): 6711 E Washington BLVD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
23	SW	0.62	3,263.55	212.61	WATER WELLS

WCR No: WCR2020-004131 City(OSWCR): Montebello
 City: Montebello County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.0016
 Decimal Latitude: 34.0016 Decim Long(OSWCR): -118.1059
 Decimal Longitude: -118.1059
 Location: 437 Bluff RD
 Location(OSWCR): 437 Bluff RD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
31	WSW	0.64	3,363.35	205.25	WATER WELLS

WCR No: WCR2020-003556 City(OSWCR): Montebello
 City: Montebello County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.0060875
 Decimal Latitude: 34.0060875 Decim Long(OSWCR): -118.1100684
 Decimal Longitude: -118.1100684
 Location: 815 W Olympic BLVD
 Location(OSWCR): 815 W Olympic BLVD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
34	WSW	0.66	3,469.17	204.07	WATER WELLS

WCR No: WCR2020-003558 City(OSWCR): Montebello

Wells and Additional Sources Detail Report

City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.0066122
Decimal Latitude:	34.0066122	Decim Long(OSWCR):	-118.1105995
Decimal Longitude:	-118.1105995		
Location:	815 W Olympic BLVD		
Location(OSWCR):	815 W Olympic BLVD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
38	WSW	0.67	3,544.32	204.10	WATER WELLS

WCR No:	WCR2020-003557	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.0062209
Decimal Latitude:	34.0062209	Decim Long(OSWCR):	-118.1107363
Decimal Longitude:	-118.1107363		
Location:	815 W Olympic BLVD		
Location(OSWCR):	815 W Olympic BLVD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
59	ESE	0.72	3,806.52	179.14	WATER WELLS

WCR No:	WCR2019-017300	City(OSWCR):	Pico Rivera
City:	Pico Rivera	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.004976
Decimal Latitude:	34.004976	Decim Long(OSWCR):	-118.086962
Decimal Longitude:	-118.086962		
Location:	4823 Lexington RD		
Location(OSWCR):	4823 Lexington RD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
82	NW	0.78	4,143.32	221.94	WATER WELLS

WCR No:	WCR2020-004550	City(OSWCR):	MONTEBELLO
City:	MONTEBELLO	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.017398
Decimal Latitude:	34.017398	Decim Long(OSWCR):	-118.108844
Decimal Longitude:	-118.108844		
Location:	1009 W BEVERLY BOULEVARD		
Location(OSWCR):	1009 W BEVERLY BOULEVARD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
86	NW	0.80	4,220.43	224.42	WATER WELLS

WCR No:	WCR2020-004549	City(OSWCR):	MONTEBELLO
City:	MONTEBELLO	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.017628
Decimal Latitude:	34.017628	Decim Long(OSWCR):	-118.108924
Decimal Longitude:	-118.108924		
Location:	1009 W BEVERLY BOULEVARD		
Location(OSWCR):	1009 W BEVERLY BOULEVARD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
89	NW	0.80	4,239.00	223.32	WATER WELLS

WCR No:	WCR2020-004546	City(OSWCR):	MONTEBELLO
City:	MONTEBELLO	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.017555
Decimal Latitude:	34.017555	Decim Long(OSWCR):	-118.109103
Decimal Longitude:	-118.109103		
Location:	1009 W BEVERLY BOULEVARD		
Location(OSWCR):	1009 W BEVERLY BOULEVARD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
89	NW	0.80	4,239.00	223.32	WATER WELLS

WCR No:	WCR2020-004547	City(OSWCR):	MONTEBELLO
City:	MONTEBELLO	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.017555
Decimal Latitude:	34.017555	Decim Long(OSWCR):	-118.109103
Decimal Longitude:	-118.109103		
Location:	1009 W BEVERLY BOULEVARD		
Location(OSWCR):	1009 W BEVERLY BOULEVARD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
90	NW	0.80	4,241.17	223.32	WATER WELLS

WCR No:	WCR2020-004548	City(OSWCR):	MONTEBELLO
City:	MONTEBELLO	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.017578

Wells and Additional Sources Detail Report

Decimal Latitude: 34.017578 Decim Long(OSWCR): -118.109085
 Decimal Longitude: -118.109085
 Location: 1009 W BEVERLY BOULEVARD
 Location(OSWCR): 1009 W BEVERLY BOULEVARD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR1945-000443 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: DUNLAP CROSSING RD, COLTMAN-PICO RD
 Location(OSWCR): DUNLAP CROSSING RD, COLTMAN-PICO RD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR1776-011154 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: WHITTIER BLVD, LEXINGTON
 Location(OSWCR): WHITTIER BLVD, LEXINGTON
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR2005-013004 City(OSWCR): Pico Rivera
 City: Pico Rivera County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: 5923 S Rosemead Boulevard
 Location(OSWCR): 5923 S Rosemead Boulevard
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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Wells and Additional Sources Detail Report

143	SSE	0.96	5,051.81	175.38	WATER WELLS
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WCR No:	WCR2005-013013	City(OSWCR):	Pico Rivera
City:	Pico Rivera	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99695
Decimal Latitude:	33.99695	Decim Long(OSWCR):	-118.09018
Decimal Longitude:	-118.09018		
Location:	5923 S Rosemead Boulevard		
Location(OSWCR):	5923 S Rosemead Boulevard		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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143	SSE	0.96	5,051.81	175.38	WATER WELLS
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WCR No:	WCR2005-012909	City(OSWCR):	Pico Rivera
City:	Pico Rivera	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99695
Decimal Latitude:	33.99695	Decim Long(OSWCR):	-118.09018
Decimal Longitude:	-118.09018		
Location:	5923 S Rosemead Boulevard		
Location(OSWCR):	5923 S Rosemead Boulevard		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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143	SSE	0.96	5,051.81	175.38	WATER WELLS
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WCR No:	WCR2016-000282	City(OSWCR):	Pico Rivera
City:	Pico Rivera	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99695
Decimal Latitude:	33.99695	Decim Long(OSWCR):	-118.09018
Decimal Longitude:	-118.09018		
Location:	8845 E Whittier BLVD		
Location(OSWCR):	8845 E Whittier BLVD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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143	SSE	0.96	5,051.81	175.38	WATER WELLS
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WCR No:	WCR2005-013009	City(OSWCR):	Pico Rivera
City:	Pico Rivera	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99695
Decimal Latitude:	33.99695	Decim Long(OSWCR):	-118.09018
Decimal Longitude:	-118.09018		

Wells and Additional Sources Detail Report

Location: 5923 S Rosemead Boulevard
 Location(OSWCR): 5923 S Rosemead Boulevard
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR2001-011465 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: WHITTIER BLVD, LEXINGTON
 Location(OSWCR): WHITTIER BLVD, LEXINGTON
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR1955-002562 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: DUNLOP CROSSING RD, PICO KAUFMAN ROAD
 Location(OSWCR): DUNLOP CROSSING RD, PICO KAUFMAN ROAD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR1932-000177 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: VAN NORMAN RD
 Location(OSWCR): VAN NORMAN RD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

Wells and Additional Sources Detail Report

WCR No:	WCR2005-013008	City(OSWCR):	Pico Rivera
City:	Pico Rivera	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99695
Decimal Latitude:	33.99695	Decim Long(OSWCR):	-118.09018
Decimal Longitude:	-118.09018		
Location:	5923 S Rosemead Boulevard		
Location(OSWCR):	5923 S Rosemead Boulevard		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No:	WCR1932-000101	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99695
Decimal Latitude:	33.99695	Decim Long(OSWCR):	-118.09018
Decimal Longitude:	-118.09018		
Location:	VAN NORMAN RD, UPRR		
Location(OSWCR):	VAN NORMAN RD, UPRR		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No:	WCR1955-002040	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99695
Decimal Latitude:	33.99695	Decim Long(OSWCR):	-118.09018
Decimal Longitude:	-118.09018		
Location:	DUNLOP CROSSING RD, PICO KAUFMAN RD		
Location(OSWCR):	DUNLOP CROSSING RD, PICO KAUFMAN RD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No:	WCR1946-000897	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99695
Decimal Latitude:	33.99695	Decim Long(OSWCR):	-118.09018
Decimal Longitude:	-118.09018		
Location:	VAN NORMAN RD, ARROYO DITCH		
Location(OSWCR):	VAN NORMAN RD, ARROYO DITCH		

Wells and Additional Sources Detail Report

Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR1929-000484 City(OSWCR): RIVERA
 City: RIVERA County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: SAN GABRIEL BLVD, DUNLOP CROSSING RD, WH
 Location(OSWCR): SAN GABRIEL BLVD, DUNLOP CROSSING RD, WH
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR1955-002042 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: DUNLAP CROSSING RD, PICO KAUFMAN RD
 Location(OSWCR): DUNLAP CROSSING RD, PICO KAUFMAN RD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR1945-000573 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: DUNLAP CROSSING RD, COLTMAN-PICO ROAD
 Location(OSWCR): DUNLAP CROSSING RD, COLTMAN-PICO ROAD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR1929-000229 City(OSWCR): RIVERA

Wells and Additional Sources Detail Report

City:	RIVERA	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99695
Decimal Latitude:	33.99695	Decim Long(OSWCR):	-118.09018
Decimal Longitude:	-118.09018		
Location:	SAN GABRIEL BLVD, DUNLOP CROSSING RD, WH		
Location(OSWCR):	SAN GABRIEL BLVD, DUNLOP CROSSING RD, WH		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No:	WCR1955-002041	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99695
Decimal Latitude:	33.99695	Decim Long(OSWCR):	-118.09018
Decimal Longitude:	-118.09018		
Location:	DUNLOP CROSSING RD, PICO KAUFMAN RD		
Location(OSWCR):	DUNLOP CROSSING RD, PICO KAUFMAN RD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No:	WCR1955-002563	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99695
Decimal Latitude:	33.99695	Decim Long(OSWCR):	-118.09018
Decimal Longitude:	-118.09018		
Location:	DUNLOP CROSSING RD, PICO KAUFMAN ROAD		
Location(OSWCR):	DUNLOP CROSSING RD, PICO KAUFMAN ROAD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No:	WCR0304714	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99695
Decimal Latitude:	33.99695	Decim Long(OSWCR):	-118.09018
Decimal Longitude:	-118.09018		
Location:	None		
Location(OSWCR):	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR1954-002009 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: VAN NORMAN, LOCH LAMOND DR, RIO HONDO, W
 Location(OSWCR): VAN NORMAN, LOCH LAMOND DR, RIO HONDO, W
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR1776-008017 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: PASSONS BLVD, RANCHITO SCHOOL, TOWNLEY D
 Location(OSWCR): PASSONS BLVD, RANCHITO SCHOOL, TOWNLEY D
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR2001-011464 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: RIVERA, BARLOW, CENTER STREET
 Location(OSWCR): RIVERA, BARLOW, CENTER STREET
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR2005-013010 City(OSWCR): Pico Rivera
 City: Pico Rivera County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695

Wells and Additional Sources Detail Report

Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: 5923 S Rosemead Boulevard
 Location(OSWCR): 5923 S Rosemead Boulevard
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR2005-013012 City(OSWCR): Pico Rivera
 City: Pico Rivera County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: 5923 S Rosemead Boulevard
 Location(OSWCR): 5923 S Rosemead Boulevard
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR2004-016069 City(OSWCR): Pico Rivera
 City: Pico Rivera County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: 5923 S Rosemead Boulevard
 Location(OSWCR): 5923 S Rosemead Boulevard
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR2005-013005 City(OSWCR): Pico Rivera
 City: Pico Rivera County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: 5923 S Rosemead Boulevard
 Location(OSWCR): 5923 S Rosemead Boulevard
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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Wells and Additional Sources Detail Report

143 SSE 0.96 5,051.81 175.38 WATER WELLS

WCR No: WCR1917-000153 City(OSWCR): MAYWOOD
 City: MAYWOOD County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: PINE ST, 53RD ST, 54TH ST
 Location(OSWCR): PINE ST, 53RD ST, 54TH ST
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key Direction Distance (mi) Distance (ft) Elevation (ft) DB

143 SSE 0.96 5,051.81 175.38 WATER WELLS

WCR No: WCR2005-012908 City(OSWCR): Pico Rivera
 City: Pico Rivera County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: 5923 S Rosemead Boulevard
 Location(OSWCR): 5923 S Rosemead Boulevard
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key Direction Distance (mi) Distance (ft) Elevation (ft) DB

143 SSE 0.96 5,051.81 175.38 WATER WELLS

WCR No: WCR2016-000283 City(OSWCR): Pico Rivera
 City: Pico Rivera County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: 8845 E Whittier BLVD
 Location(OSWCR): 8845 E Whittier BLVD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key Direction Distance (mi) Distance (ft) Elevation (ft) DB

143 SSE 0.96 5,051.81 175.38 WATER WELLS

WCR No: WCR1917-000076 City(OSWCR): Maywood
 City: Maywood County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018

Wells and Additional Sources Detail Report

Location: PINE ST, 53RD, 54TH ST
 Location(OSWCR): PINE ST, 53RD, 54TH ST
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR2005-013007 City(OSWCR): Pico Rivera
 City: Pico Rivera County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: 5923 S Rosemead Boulevard
 Location(OSWCR): 5923 S Rosemead Boulevard
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR2005-013011 City(OSWCR): Pico Rivera
 City: Pico Rivera County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: 5923 S Rosemead Boulevard
 Location(OSWCR): 5923 S Rosemead Boulevard
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR0271440 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: None
 Location(OSWCR): None
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

Wells and Additional Sources Detail Report

WCR No:	WCR2005-013006	City(OSWCR):	Pico Rivera
City:	Pico Rivera	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99695
Decimal Latitude:	33.99695	Decim Long(OSWCR):	-118.09018
Decimal Longitude:	-118.09018		
Location:	5923 S Rosemead Boulevard		
Location(OSWCR):	5923 S Rosemead Boulevard		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No:	WCR2016-000284	City(OSWCR):	Pico Rivera
City:	Pico Rivera	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99695
Decimal Latitude:	33.99695	Decim Long(OSWCR):	-118.09018
Decimal Longitude:	-118.09018		
Location:	8845 E Whittier BLVD		
Location(OSWCR):	8845 E Whittier BLVD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No:	WCR1946-000703	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99695
Decimal Latitude:	33.99695	Decim Long(OSWCR):	-118.09018
Decimal Longitude:	-118.09018		
Location:	VAN NORMAN RD, ARROYO DITCH		
Location(OSWCR):	VAN NORMAN RD, ARROYO DITCH		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No:	WCR2001-011467	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99695
Decimal Latitude:	33.99695	Decim Long(OSWCR):	-118.09018
Decimal Longitude:	-118.09018		
Location:	None		
Location(OSWCR):	None		

Wells and Additional Sources Detail Report

Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR2005-012910 City(OSWCR): Pico Rivera
 City: Pico Rivera County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: 5923 S Rosemead Boulevard
 Location(OSWCR): 5923 S Rosemead Boulevard
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR1776-008016 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: None
 Location(OSWCR): None
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR1950-001936 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: BEVERLY BLVD, RIO HONDO, LEXINGTON ST, R
 Location(OSWCR): BEVERLY BLVD, RIO HONDO, LEXINGTON ST, R
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR1776-011157 City(OSWCR): None

Wells and Additional Sources Detail Report

City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99695
Decimal Latitude:	33.99695	Decim Long(OSWCR):	-118.09018
Decimal Longitude:	-118.09018		
Location:	RIVERA, BARLOW, CENTER ST		
Location(OSWCR):	RIVERA, BARLOW, CENTER ST		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No:	WCR1945-000444	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	RIO HONDO, BLUFF RD		
Location(OSWCR):	RIO HONDO, BLUFF RD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No:	WCR1776-008035	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	None		
Location(OSWCR):	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No:	WCR1946-000705	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	Rio Honda Spreading Grounds BASIN 8		
Location(OSWCR):	Rio Honda Spreading Grounds BASIN 8		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No:	WCR1776-008037	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	COFFMAN PICO RD, SAN GABRIEL BLVD		
Location(OSWCR):	COFFMAN PICO RD, SAN GABRIEL BLVD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No:	WCR1776-008034	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	MINES AVE		
Location(OSWCR):	MINES AVE		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No:	WCR1776-008033	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	None		
Location(OSWCR):	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No:	WCR1776-011846	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688

Wells and Additional Sources Detail Report

Decimal Latitude: 33.99688 Decim Long(OSWCR): -118.10807
 Decimal Longitude: -118.10807
 Location: COFFMAN PICO RD, SAN GABRIEL BLVD, DUNLO
 Location(OSWCR): COFFMAN PICO RD, SAN GABRIEL BLVD, DUNLO
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No: WCR1940-000159 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99688
 Decimal Latitude: 33.99688 Decim Long(OSWCR): -118.10807
 Decimal Longitude: -118.10807
 Location: Rio Honda Spreading Grounds, BASIN WEIR
 Location(OSWCR): Rio Honda Spreading Grounds, BASIN WEIR
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No: WCR1776-008036 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99688
 Decimal Latitude: 33.99688 Decim Long(OSWCR): -118.10807
 Decimal Longitude: -118.10807
 Location: CENTER ST, SAN GABRIEL BLVD
 Location(OSWCR): CENTER ST, SAN GABRIEL BLVD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No: WCR1948-001419 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99688
 Decimal Latitude: 33.99688 Decim Long(OSWCR): -118.10807
 Decimal Longitude: -118.10807
 Location: Rio Honda Spreading Grounds
 Location(OSWCR): Rio Honda Spreading Grounds
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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Wells and Additional Sources Detail Report

144 SSW 0.96 5,057.59 201.46 WATER WELLS

WCR No: WCR1928-000178 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99688
 Decimal Latitude: 33.99688 Decim Long(OSWCR): -118.10807
 Decimal Longitude: -118.10807
 Location: EL CARMEL TRACT
 Location(OSWCR): EL CARMEL TRACT
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key Direction Distance (mi) Distance (ft) Elevation (ft) DB

144 SSW 0.96 5,057.59 201.46 WATER WELLS

WCR No: WCR1945-000576 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99688
 Decimal Latitude: 33.99688 Decim Long(OSWCR): -118.10807
 Decimal Longitude: -118.10807
 Location: RIO HONDO, BLUFF RD
 Location(OSWCR): RIO HONDO, BLUFF RD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key Direction Distance (mi) Distance (ft) Elevation (ft) DB

144 SSW 0.96 5,057.59 201.46 WATER WELLS

WCR No: WCR1928-000374 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99688
 Decimal Latitude: 33.99688 Decim Long(OSWCR): -118.10807
 Decimal Longitude: -118.10807
 Location: EL CARMEL TRACT
 Location(OSWCR): EL CARMEL TRACT
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key Direction Distance (mi) Distance (ft) Elevation (ft) DB

144 SSW 0.96 5,057.59 201.46 WATER WELLS

WCR No: WCR2001-011486 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99688
 Decimal Latitude: 33.99688 Decim Long(OSWCR): -118.10807
 Decimal Longitude: -118.10807

Wells and Additional Sources Detail Report

Location: CENTER ST, SAN GABRIEL BOULEVARD
 Location(OSWCR): CENTER ST, SAN GABRIEL BOULEVARD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No: WCR1925-000310 City(OSWCR): RIVERA
 City: RIVERA County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99688
 Decimal Latitude: 33.99688 Decim Long(OSWCR): -118.10807
 Decimal Longitude: -118.10807
 Location: SAN GABRIEL BLVD, CENTER ST
 Location(OSWCR): SAN GABRIEL BLVD, CENTER ST
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No: WCR1921-000085 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99688
 Decimal Latitude: 33.99688 Decim Long(OSWCR): -118.10807
 Decimal Longitude: -118.10807
 Location: RIO HONDO, BEACH ST
 Location(OSWCR): RIO HONDO, BEACH ST
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No: WCR1776-008014 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99688
 Decimal Latitude: 33.99688 Decim Long(OSWCR): -118.10807
 Decimal Longitude: -118.10807
 Location: RIO HONDA CHANNEL, MINES AVE
 Location(OSWCR): RIO HONDA CHANNEL, MINES AVE
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

Wells and Additional Sources Detail Report

WCR No:	WCR1948-001420	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	Rio Honda Spreading Grounds, WASH BLVD		
Location(OSWCR):	Rio Honda Spreading Grounds, WASH BLVD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No:	WCR2001-011485	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	None		
Location(OSWCR):	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No:	WCR1940-000251	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	Rio Honda Spreading Grounds		
Location(OSWCR):	Rio Honda Spreading Grounds		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No:	WCR2001-011488	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	Rio Honda Spreading Grounds		
Location(OSWCR):	Rio Honda Spreading Grounds		

Wells and Additional Sources Detail Report

Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No: WCR1776-008038 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99688
 Decimal Latitude: 33.99688 Decim Long(OSWCR): -118.10807
 Decimal Longitude: -118.10807
 Location: Rio Honda Spreading Grounds BASIN 8
 Location(OSWCR): Rio Honda Spreading Grounds BASIN 8
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No: WCR2001-011484 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99688
 Decimal Latitude: 33.99688 Decim Long(OSWCR): -118.10807
 Decimal Longitude: -118.10807
 Location: MINES AVE
 Location(OSWCR): MINES AVE
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No: WCR1948-000992 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99688
 Decimal Latitude: 33.99688 Decim Long(OSWCR): -118.10807
 Decimal Longitude: -118.10807
 Location: Rio Honda Spreading Grounds, WASH BLVD
 Location(OSWCR): Rio Honda Spreading Grounds, WASH BLVD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No: WCR2001-011487 City(OSWCR): None

Wells and Additional Sources Detail Report

City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	COFFMAN PICO RD, SAN GABRIEL BL, DUNLOP		
Location(OSWCR):	COFFMAN PICO RD, SAN GABRIEL BL, DUNLOP		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No:	WCR2001-011469	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	None		
Location(OSWCR):	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No:	WCR1946-000899	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	Rio Honda Spreading Grounds		
Location(OSWCR):	Rio Honda Spreading Grounds		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No:	WCR1946-000900	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	Rio Honda Spreading Grounds		
Location(OSWCR):	Rio Honda Spreading Grounds		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No:	WCR0223324	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	None		
Location(OSWCR):	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No:	WCR1946-000704	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	Rio Honda Spreading Grounds BASIN 8		
Location(OSWCR):	Rio Honda Spreading Grounds BASIN 8		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No:	WCR2001-011468	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	RIO HONDA CHANNEL, MINES AVE		
Location(OSWCR):	RIO HONDA CHANNEL, MINES AVE		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No:	WCR1991-018077	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688

Wells and Additional Sources Detail Report

Decimal Latitude: 33.99688 Decim Long(OSWCR): -118.10807
 Decimal Longitude: -118.10807
 Location: E WHITTIER BLVD
 Location(OSWCR): E WHITTIER BLVD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No: WCR1920-000137 City(OSWCR): Montebello
 City: Montebello County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99688
 Decimal Latitude: 33.99688 Decim Long(OSWCR): -118.10807
 Decimal Longitude: -118.10807
 Location: RIO HONDO, 1ST ST, BLUFF, MINES AVE
 Location(OSWCR): RIO HONDO, 1ST ST, BLUFF, MINES AVE
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No: WCR2013-008912 City(OSWCR): Montebello
 City: Montebello County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99688
 Decimal Latitude: 33.99688 Decim Long(OSWCR): -118.10807
 Decimal Longitude: -118.10807
 Location: 916 Carob Way
 Location(OSWCR): 916 Carob Way
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No: WCR1921-000225 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99688
 Decimal Latitude: 33.99688 Decim Long(OSWCR): -118.10807
 Decimal Longitude: -118.10807
 Location: RIO HONDO, BEACH ST
 Location(OSWCR): RIO HONDO, BEACH ST
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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Wells and Additional Sources Detail Report

144	SSW	0.96	5,057.59	201.46	WATER WELLS
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WCR No:	WCR1948-000991	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	Rio Honda Spreading Grounds, WASH BLVD		
Location(OSWCR):	Rio Honda Spreading Grounds, WASH BLVD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
---------	-----------	---------------	---------------	----------------	----

144	SSW	0.96	5,057.59	201.46	WATER WELLS
-----	-----	------	----------	--------	-------------

WCR No:	WCR1987-013723	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	WASHINGTON BLVD, RIO HONDO CHANNEL		
Location(OSWCR):	WASHINGTON BLVD, RIO HONDO CHANNEL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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144	SSW	0.96	5,057.59	201.46	WATER WELLS
-----	-----	------	----------	--------	-------------

WCR No:	WCR1920-000307	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	RIO HONDO, 1ST ST, MINES AVE		
Location(OSWCR):	RIO HONDO, 1ST ST, MINES AVE		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Radon Information

This section lists any relevant radon information found for the target property.

Federal EPA Radon Zone for *LOS ANGELES* County: **2**

Zone 1: Counties with predicted average indoor radon screening levels greater than 4 pCi/L

Zone 2: Counties with predicted average indoor radon screening levels from 2 to 4 pCi/L

Zone 3: Counties with predicted average indoor radon screening levels less than 2 pCi/L

Federal Area Radon Information for *LOS ANGELES* County

No Measures/Homes:	69
Geometric Mean:	0.4
Arithmetic Mean:	0.7
Median:	0.5
Standard Deviation:	1
Maximum:	5.6
% >4 pCi/L:	1
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data from the EPA/State Residential Radon Survey of California conducted during 1989-90. Data represent 2-7 day charcoal canister measurements from the lowest level of each home tested.

Federal Sources

FEMA National Flood Hazard Layer

FEMA FLOOD

The National Flood Hazard Layer (NFHL) data incorporates Flood Insurance Rate Map (FIRM) databases published by the Federal Emergency Management Agency (FEMA), and any Letters Of Map Revision (LOMRs) that have been issued against those databases since their publication date. The FIRM Database is the digital, geospatial version of the flood hazard information shown on the published paper FIRMs. The FIRM Database depicts flood risk information and supporting data used to develop the risk data. The FIRM Database is derived from Flood Insurance Studies (FISs), previously published FIRMs, flood hazard analyses performed in support of the FISs and FIRMs, and new mapping data, where available.

Indoor Radon Data

INDOOR RADON

Indoor radon measurements tracked by the Environmental Protection Agency(EPA) and the State Residential Radon Survey.

Public Water Systems Violations and Enforcement Data

PWSV

List of drinking water violations and enforcement actions from the Safe Drinking Water Information System (SDWIS) made available by the Drinking Water Protection Division of the US EPA's Office of Groundwater and Drinking Water. Enforcement sensitive actions are not included in the data released by the EPA. Address information provided in SWDIS may correspond either with the physical location of the water system, or with a contact address.

Radon Zone Level

RADON ZONE

Areas showing the level of Radon Zones (level 1, 2 or 3) by county. This data is maintained by the Environmental Protection Agency (EPA).

Safe Drinking Water Information System (SDWIS)

SDWIS

The Safe Drinking Water Information System (SDWIS) contains information about public water systems as reported to US Environmental Protection Agency (EPA) by the states. Addresses may correspond with the location of the water system, or with a contact address.

Soil Survey Geographic database

SSURGO

The Soil Survey Geographic database (SSURGO) contains information about soil as collected by the National Cooperative Soil Survey at the Natural Resources Conservation Service (NRCS). Soil maps outline areas called map units. The map units are linked to soil properties in a database. Each map unit may contain one to three major components and some minor components.

U.S. Fish & Wildlife Service Wetland Data

US WETLAND

The U.S. Fish & Wildlife Service Wetland layer represents the approximate location and type of wetlands and deepwater habitats in the United States.

USGS Current Topo

US TOPO

US Topo topographic maps are produced by the National Geospatial Program of the U.S. Geological Survey (USGS). The project was launched in late 2009, and the term "US Topo" refers specifically to quadrangle topographic maps published in 2009 and later.

USGS Geology

US GEOLOGY

Seamless maps depicting geological information provided by the United States Geological Survey (USGS).

USGS National Water Information System

FED USGS

The U.S. Geological Survey (USGS)'s National Water Information System (NWIS) is the nation's principal repository of water resources data. This database includes comprehensive information of well-construction details, time-series data for gage height, streamflow, groundwater level, and precipitation and water use data.

State Sources

Oil and Gas Wells

OGW

A list of Oil and Gas well locations. This is provided by California's Department of Conservation Division of

Appendix

Oil, Gas and Geothermal Resources.

Periodic Groundwater Level Measurement Locations

Locations of groundwater level monitoring wells in the Department of Water Resources (DWR)'s Periodic Groundwater Levels dataset. The DWR Periodic Groundwater Levels dataset contains seasonal and long-term groundwater level measurements collected by the Department of Water Resources and cooperating agencies.

MONITOR WELLS

Well Completion Reports

List of wells from the Well Completion Reports data made available by the California Department of Water Resources' (DWR) Online System for Well Completion Reports (OSWCR). Please note that the majority of well completion reports have been spatially registered to the center of the 1x1 mile Public Land Survey System section that the well is located in.

WATER WELLS

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116 N Poplar Ave

Montebello CA 90640

Property Overview

Market value	
Property taxes	\$16,311.05
County	Los Angeles
Building square footage	22,538 sqft
Lot size	32,223 sqft
Number of Bedrooms	26
Number of Bathrooms	29

Owners

1 | Owners Found

MAGNA & MAGNA INC

County Assessor Records

Owner Occupied	
Ownership Vesting Type	99 - Heirs
Mailing Address for Taxes	1485 PO Box Whittier, CA 90609

Market Value

Land Value	
Improvements	
Total Value	

Assessed Value

Land Value	\$96,366
Improvements	\$709,998
Total Value	\$806,364

Property Taxes

Tax Amount	\$16,311.05
------------	-------------

Location of Property

State	CA
County	Los Angeles
Municipality	LOS ANGELES
City	Montebello
FIPS County Code	06037
APN	6347-012-008
Duplicate APN	N/A
Brief Description	LAND DES IN DOC 4296, 74-4-1 MONTEBELLO LOT COM AT SW COR OF LOT 102 TH SW ON NW LINE OF LOT B TO A PT NE THEREON 193.7 FT
Subdivision	MONTEBELLO
Tract number	N/A
Block	N/A
Section	N/A
Lot	102,B
Unit	N/A
Latitude	34.008991
Longitude	-118.099388

Lot and Building Details

Lot Details

Standardized Land Use Code	RAPT - Multi-Family Res (5+ Units)
County Land Use Code	0500
Zoning	MNR3*
Buildings	1
Lot Size	32,223 sqft
Lot Frontage	N/A
Lot Depth	N/A

Building Details

Overall Attributes

Total Square Footage	22,538 sqft
Number of Stories	N/A

Number of Units	27
Year Built	1962
Style	0 - Unknown
Class	9 - Miscellaneous
Construction Type	0 - Unknown
Codes	N/A

Interior Dimensions

Total Finished Areas	22538
Additions	N/A
Attics	N/A
Garage	N/A
Basement	N/A

Room Counts

Total Room Count	N/A
Bedrooms	26
Bathrooms	29

Deeds

3 | Deeds Found

New Loan Recorded

2020-06-12 – KEYPOINT CU to MAGNA & MAGNA INC

Primary Lender Details

Lender	KEYPOINT CU
Loan Amount	\$2,000,000
Lender Type	C - Credit Union
Loan Type	N/A
Line of Credit Loan	0 - Not a Credit Line or Unknown

Secondary Lender Details

Lender	N/A
Loan Amount	N/A
Lender Type	N/A
Loan Type	N/A
Line of Credit Loan	N/A

County Records

County	LOS ANGELES
---------------	-------------

State	CA
Transfer Date	2020-06-12
Transfer Value	\$2,000,000
Transfer Tax	N/A
Transfer Type	L - Refinance or Equity
Deed Type	T - Maps to Grant Deed
Document Number	0000644152
Document Type	T
Book Number	78
Page Number	19
Recorded Date	2020-06-12
Recorded Type	N/A
Quitclaim Deed	N/A

New Loan Recorded

1999-10-18 – to MAGNA AND MAGNA INC

Primary Lender Details

Lender	N/A
Loan Amount	N/A
Lender Type	N/A
Loan Type	N/A
Line of Credit Loan	N/A

Secondary Lender Details

Lender	N/A
Loan Amount	N/A
Lender Type	N/A
Loan Type	N/A
Line of Credit Loan	N/A

County Records

County	LOS ANGELES
State	CA
Transfer Date	1999-10-18
Transfer Value	\$0
Transfer Tax	N/A
Transfer Type	R - Resale
Deed Type	N/A
Document Number	1963765

Document Type	N/A
Book Number	N/A
Page Number	N/A
Recorded Date	1999-10-18
Recorded Type	N/A
Quitclaim Deed	N/A

Ownership Change

1999-10-18 – From MAGNA ENTERPRISES to MAGNA & MAGNA

Primary Lender Details

Lender	N/A
Loan Amount	N/A
Lender Type	N/A
Loan Type	N/A
Line of Credit Loan	N/A

Secondary Lender Details

Lender	N/A
Loan Amount	N/A
Lender Type	N/A
Loan Type	N/A
Line of Credit Loan	N/A

County Records

County	LOS ANGELES
State	CA
Transfer Date	1999-10-18
Transfer Value	\$0
Transfer Tax	N/A
Transfer Type	R - Resale
Deed Type	Q - Maps to Quitclaim
Document Number	0001963765
Document Type	Q
Book Number	N/A
Page Number	N/A
Recorded Date	1999-10-18
Recorded Type	N/A
Quitclaim Deed	true

128 N Poplar Ave

Montebello CA 90640

Property Overview

Market value	
Property taxes	\$6,706.75
County	Los Angeles
Building square footage	11,101 sqft
Lot size	26,872 sqft
Number of Bedrooms	22
Number of Bathrooms	12

Owners

1 | Owners Found

MAGNA & MAGNA INC

County Assessor Records

Owner Occupied	
Ownership Vesting Type	99 - Heirs
Mailing Address for Taxes	1485 PO Box Whittier, CA 90609

Market Value

Land Value	
Improvements	
Total Value	

Assessed Value

Land Value	\$69,472
Improvements	\$207,791
Total Value	\$277,263

Property Taxes

Tax Amount	\$6,706.75
------------	------------

Location of Property

State	CA
County	Los Angeles
Municipality	LOS ANGELES
City	Montebello
FIPS County Code	06037
APN	6347-011-019
Duplicate APN	N/A
Brief Description	LAND DES IN DOC NO 4291, 74-4-1 MONTEBELLO LOT COM AT SW COR OF LOT 102 TH S 75 33' E 248.96 FT TH N 50 37' 43 E 45.93 FT TH
Subdivision	MONTEBELLO
Tract number	N/A
Block	N/A
Section	N/A
Lot	102
Unit	N/A
Latitude	34.010151
Longitude	-118.09903

Lot and Building Details

Lot Details

Standardized Land Use Code	RAPT - Multi-Family Res (5+ Units)
County Land Use Code	0500
Zoning	MNR3*
Buildings	4
Lot Size	26,872 sqft
Lot Frontage	N/A
Lot Depth	N/A

Building Details

Overall Attributes

Total Square Footage	11,101 sqft
Number of Stories	N/A
Number of Units	12

Year Built	1954
Style	0 - Unknown
Class	9 - Miscellaneous
Construction Type	0 - Unknown
Codes	N/A

Interior Dimensions

Total Finished Areas	11101
Additions	N/A
Attics	N/A
Garage	N/A
Basement	N/A

Room Counts

Total Room Count	N/A
Bedrooms	22
Bathrooms	12

Deeds

1

Deeds Found

New Loan Recorded

1999-10-18 – to MAGNA AND MAGNA INC

Primary Lender Details

Lender	N/A
Loan Amount	N/A
Lender Type	N/A
Loan Type	N/A
Line of Credit Loan	N/A

Secondary Lender Details

Lender	N/A
Loan Amount	N/A
Lender Type	N/A
Loan Type	N/A
Line of Credit Loan	N/A

County Records

County	LOS ANGELES
---------------	-------------

State	CA
Transfer Date	1999-10-18
Transfer Value	\$0
Transfer Tax	N/A
Transfer Type	R - Resale
Deed Type	N/A
Document Number	1963766
Document Type	N/A
Book Number	N/A
Page Number	N/A
Recorded Date	1999-10-18
Recorded Type	N/A
Quitclaim Deed	N/A

136 N Poplar Ave

Montebello CA 90640

Property Overview

Market value	\$700,000
Property taxes	\$3,588.36
County	Los Angeles
Building square footage	1,974 sqft
Lot size	14,702 sqft
Number of Bedrooms	4
Number of Bathrooms	3

Owners

1 | Owners Found

MAGNA & MAGNA INC

County Assessor Records

Owner Occupied	
Ownership Vesting Type	99 - Heirs
Mailing Address for Taxes	1485 PO Box Whittier, CA 90609

Market Value

Land Value	
Improvements	
Total Value	\$700,000

Assessed Value

Land Value	\$101,505
Improvements	\$83,228
Total Value	\$184,733

Property Taxes

Tax Amount	\$3,588.36
------------	------------

Location of Property

State	CA
County	Los Angeles
Municipality	LOS ANGELES
City	Montebello
FIPS County Code	06037
APN	6347-011-013
Duplicate APN	N/A
Brief Description	MONTEBELLO LOT COM ON SE LINE OF POPLAR AVE SW 182 FT FROM NE LINE OF LOT 102 THS 14 27' W 49 FT WITH A UNIFORM DEPTH OF300
Subdivision	MONTEBELLO
Tract number	N/A
Block	N/A
Section	N/A
Lot	102
Unit	N/A
Latitude	34.010151
Longitude	-118.09903

Lot and Building Details

Lot Details

Standardized Land Use Code	RDUP - Duplex
County Land Use Code	0200
Zoning	MNR3*
Buildings	2
Lot Size	14,702 sqft
Lot Frontage	N/A
Lot Depth	N/A

Building Details

Overall Attributes

Total Square Footage	1,974 sqft
Number of Stories	N/A

Number of Units	2
Year Built	1954
Style	0 - Unknown
Class	9 - Miscellaneous
Construction Type	0 - Unknown
Codes	N/A

Interior Dimensions

Total Finished Areas	1974
Additions	N/A
Attics	N/A
Garage	N/A
Basement	N/A

Room Counts

Total Room Count	N/A
Bedrooms	4
Bathrooms	3

Deeds

3 | Deeds Found

Ownership Change

1999-10-18 – From MAGNA ENTERPRISES to MAGNA & MAGNA

Primary Lender Details

Lender	N/A
Loan Amount	N/A
Lender Type	N/A
Loan Type	N/A
Line of Credit Loan	N/A

Secondary Lender Details

Lender	N/A
Loan Amount	N/A
Lender Type	N/A
Loan Type	N/A
Line of Credit Loan	N/A

County Records

County	LOS ANGELES
---------------	-------------

State	CA
Transfer Date	1999-10-18
Transfer Value	\$0
Transfer Tax	N/A
Transfer Type	R - Resale
Deed Type	Q - Maps to Quitclaim
Document Number	0001963766
Document Type	Q
Book Number	N/A
Page Number	N/A
Recorded Date	1999-10-18
Recorded Type	N/A
Quitclaim Deed	true

Ownership Change

1999-10-18 – From MAGNA ENTERPRISES to MAGNA & MAGNA

Primary Lender Details

Lender	N/A
Loan Amount	N/A
Lender Type	N/A
Loan Type	N/A
Line of Credit Loan	N/A

Secondary Lender Details

Lender	N/A
Loan Amount	N/A
Lender Type	N/A
Loan Type	N/A
Line of Credit Loan	N/A

County Records

County	LOS ANGELES
State	CA
Transfer Date	1999-10-18
Transfer Value	\$0
Transfer Tax	N/A
Transfer Type	R - Resale
Deed Type	Q - Maps to Quitclaim
Document Number	0001963769

Document Type	Q
Book Number	N/A
Page Number	N/A
Recorded Date	1999-10-18
Recorded Type	N/A
Quitclaim Deed	true

New Loan Recorded

1964-06-22 – to

Primary Lender Details

Lender	N/A
Loan Amount	N/A
Lender Type	N/A
Loan Type	N/A
Line of Credit Loan	N/A

Secondary Lender Details

Lender	N/A
Loan Amount	N/A
Lender Type	N/A
Loan Type	N/A
Line of Credit Loan	N/A

County Records

County	LOS ANGELES
State	CA
Transfer Date	1964-06-22
Transfer Value	\$25,500
Transfer Tax	\$28
Transfer Type	R - Resale
Deed Type	GR - Unknown
Document Number	N/A
Document Type	G
Book Number	N/A
Page Number	N/A
Recorded Date	1964-06-22
Recorded Type	N/A
Quitclaim Deed	N/A

Property Report by PropertyShark.com, for:

116 N Poplar Ave, Montebello, CA 90640

General

1. Overview

Location

Property address	116 N Poplar Ave Montebello, CA 90640
County	Los Angeles
Lat/long	34.00895,-118.09907
Parcel ID	6347012008

Legal Description

LAND DES IN DOC 4296, 74-4-1 MONTEBELLO LOT COM AT SW COR OF LOT 102 TH SW ON NW LINE OF LOT B TO A PT NE THEREON 193.7 FT FROM MOST W COR OF SEE ASSESSOR MAPBOOK FOR MISSING PORTION LOT B

Owner

Name	Magna And Magna Inc
Address	1520 Washington Blvd #100 Montebello, CA 90640
Purchase date	10/18/1999
Purchase price	\$0

Neighborhood

School district	Montebello Unified School District
Municipality	Montebello
Assessor map	
Index map	

Property Tax

Tax year	2021-2022
Land value	\$99,311
Building value	\$731,700
Market value	\$831,011
Property tax	\$11,097

Land

Property class	Five or More Apartments or Units - 4 Stories or Less (0500)
Zoning	Multiple-Family Residential (R-3)
Acreage	0.74
Weed hazard	No

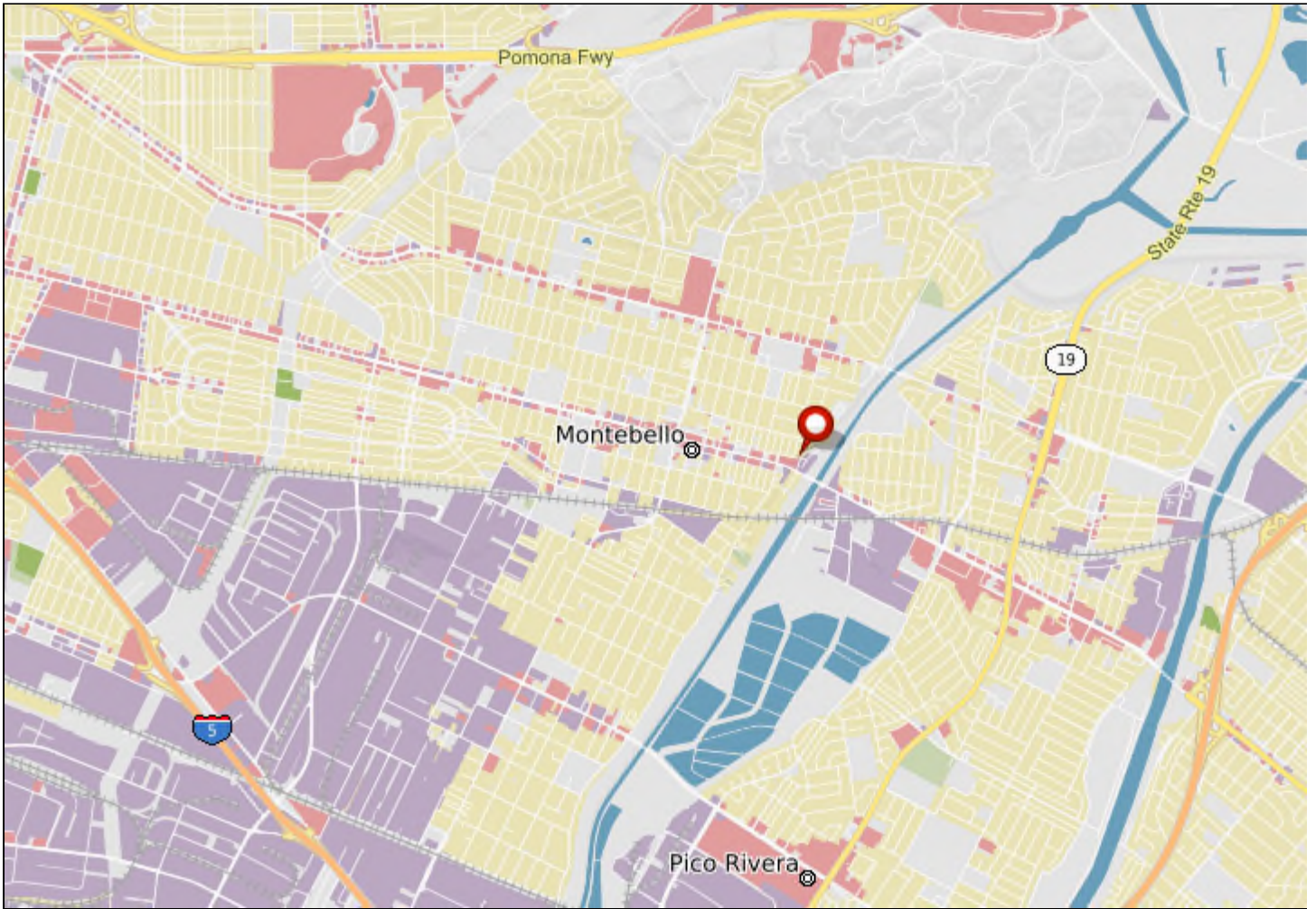
Building

Square footage	22,538
Year built	1962
Year last altered	1986
Units	27
Bedrooms	26
Bathrooms	29
Stories	4 or less

2. Photos



3. Maps



Contacts

1. Registered Owner

Magna And Magna Inc

1520 Washington Blvd #100
Montebello, CA 90640
Source: Assessment Roll
Last recorded: 06/18/2021



[See who is behind the LLC](#)



[Add to address book](#)

Occupancy

1. Building Contacts

Phone Records of Residents

Name	Unit	First seen	Phone number
Angela Guanko		2019	(323) 490-7320
Angela Guanko	14	2019	(323) 490-7320
E Flores	15	2010	(323) 726-9216
Florentina & Ju Villa	20	2011	(323) 490-7895
Jose Cuatepotzo	17	2015	(323) 728-8730
Juliet Rivera	1	2016	(323) 597-0175
Liliana Urueta	1	2015	(323) 477-1534
Ramiro & Juan Bravo	1	2011	(323) 888-1319

Development

1. Land

Land

Property class	Five or More Apartments or Units - 4 Stories or Less (0500)
Zoning	Multiple-Family Residential (R-3)
Acreage	0.74
Weed hazard	No

2. Building

Building

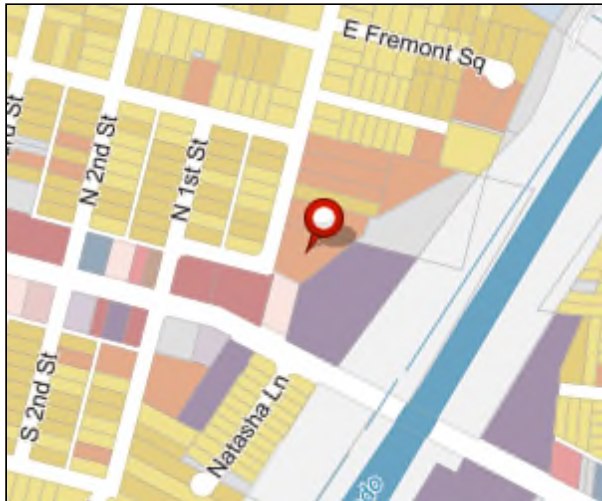
Square footage	22,538
Year built	1962
Year last altered	1986
Units	27
Bedrooms	26
Bathrooms	29
Stories	4 or less

Details

Construction type	Non-fireproof - wood or wood/steel frame
Quality class	6/14.5
Quality class code	D6

Neighborhood

1. Land Use

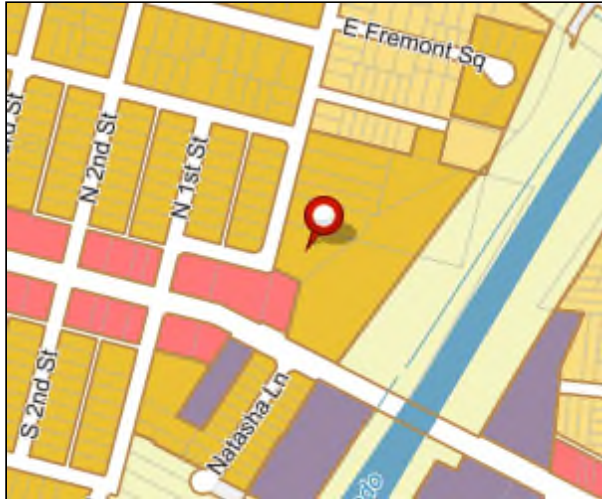


* Land use: **Five or More Apartments or Units - 4 Stories or Less (0500)**

On this map, view the current land use for a property. The land use specifies how a property is used or what type of building is present on that property.

Single family	Public services/Facilities
Condominium/Coop units	Education
Other residential	Cemeteries and other religious
Apartments/Multi-Family	Hospitals/Care facilities
Office	Other institutional
Retail	Entertainment/Recreation
Hotel/Motel/Other accommodation	Agricultural
Restaurants	Parks
Manufacturing/Storage facilities	Mixed use
Other industrial	Vacant land
	Other
	Unknown

2. Zoning



* Zoning: **Multiple-Family Residential (R-3)**

For more information about zoning districts click [here](#).

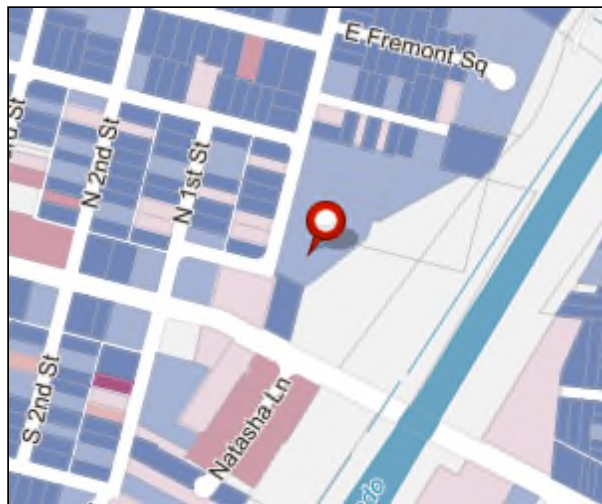
Properties can be classified by zoning and building class. Los Angeles County is divided into four basic zoning districts: residential (R), commercial (C), agricultural(A) and manufacturing (M). These basic zoning districts are subdivided by the intensity of use.

Major zoning groups:

- Multiple family
- Single family
- Other residential
- Commercial
- Offices
- Industrial/manufacturing
- Public facilities
- Open space
- Agricultural
- Mixed use
- Planned development
- Special zones
- Parking
- Planned development - overlay
- No zoning data available

3. Urban Landscape Maps

Year Built

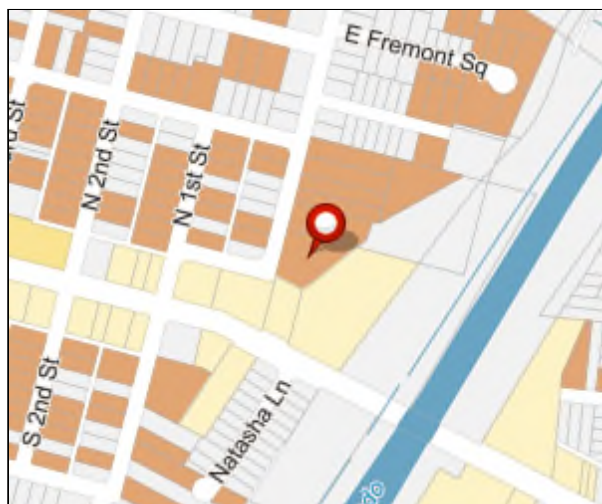


* Year built: 1962

On this map, view the year each property was built.



Building Stories



* Stories: 4

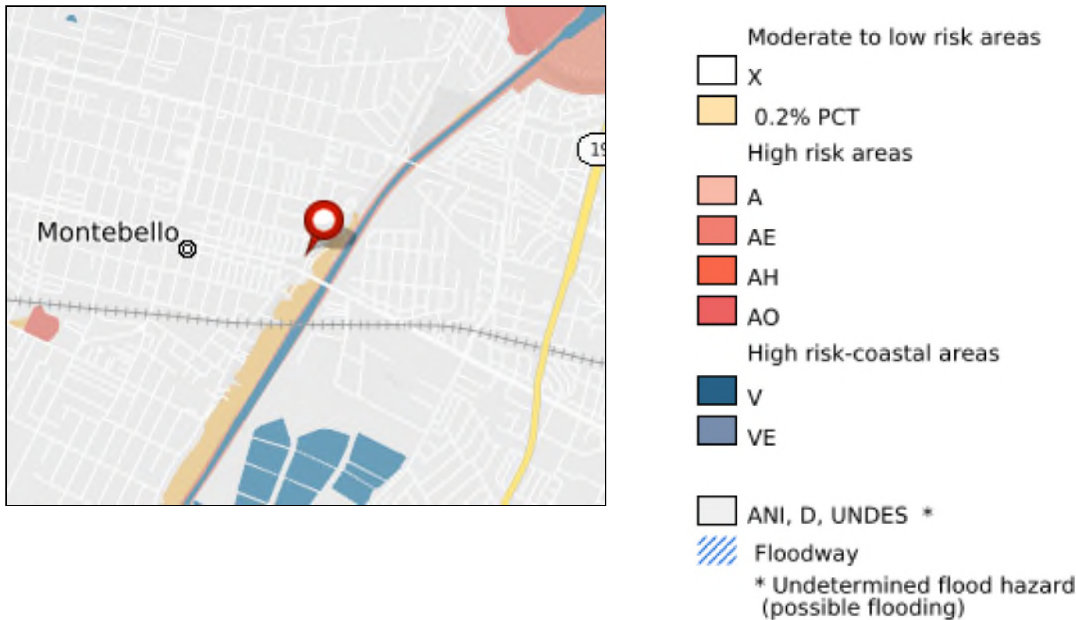
On this map, view the number of stories per building.



Risk

1. FEMA Flood Zones

Use this map to determine if your property is at risk for flooding or storm surge and if it requires flood insurance.



Flood Zone Details

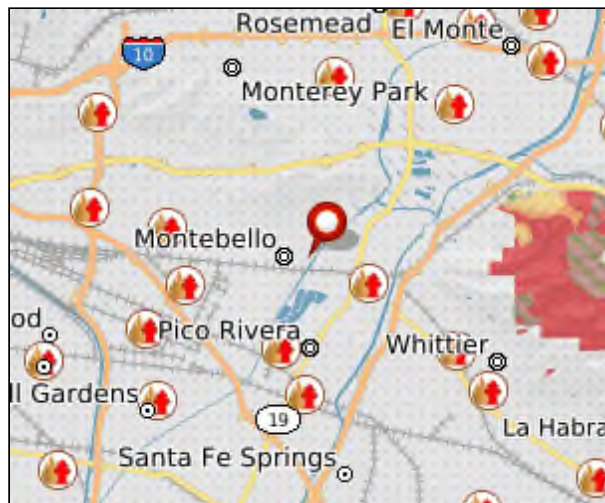
FEMA flood zone	X - Low Risk Area
Costal barrier resources system area (COBRA)	Out
FEMA floodway	Out
FEMA special flood hazard area	Out

For more information about FEMA flood zones map click [here](#).

Map Details

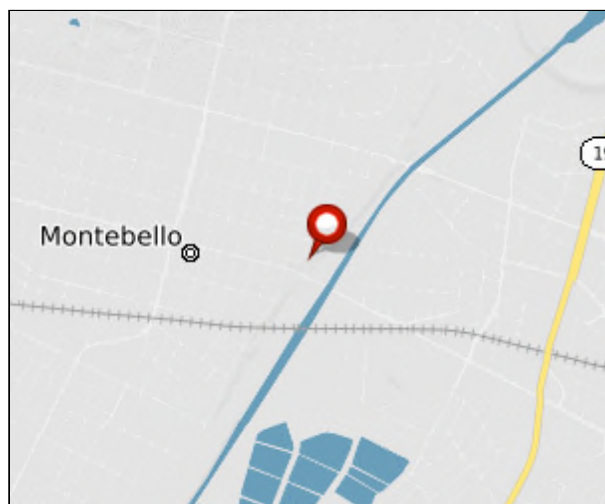
Map panel ID	06037C1663F effective from 09/26/2008
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2. Fire Hazard Zones



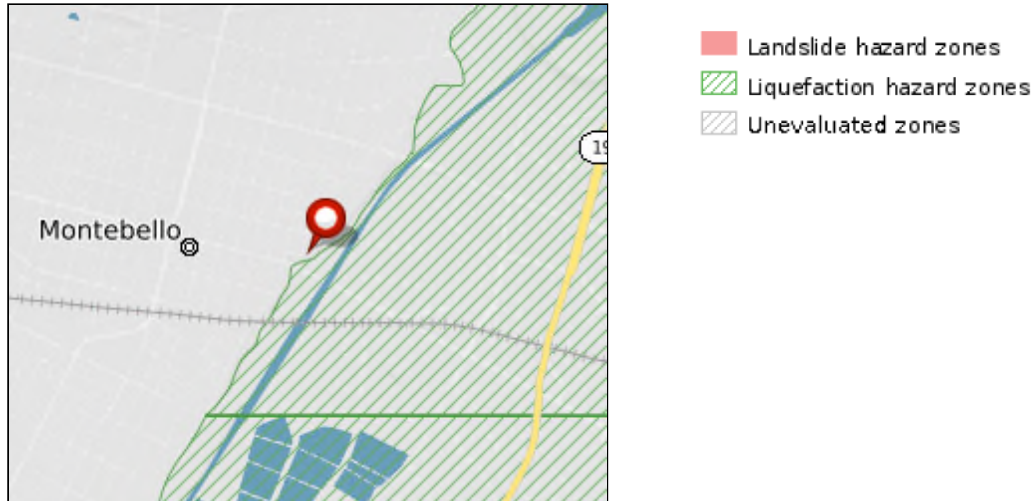
- Fire hazard class
 - Very high
 - High
 - Moderate
- Responsibility area
 - SRA - State responsibility area
 - FRA - Federal responsibility area
 - LRA - Local responsibility area
- Historical fire areas
 - 1980-1990
 - 1990-2000
 - 2000-2010
 - 2010-2014
- State and local fire protection facilities
- Hydrants

3. Faults and Tsunami Inundation Zones



- Earth quake fault zones
- Tsunami inundation zone
- Fault line type
 - Accurate located faults
 - Approximately located faults
 - Inferred faults
 - Aerial photo lineament
 - Concealed faults

4. Landslides and Liquefaction



Disclaimer

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All data comes from government sources. No attempt has been made to validate it. No attempt has been made to validate the accuracy of the programming of this web site. Do not rely on this report to support investment decisions. The only authoritative source for the information in this report is the government agencies from which the data was acquired.

Property Report by PropertyShark.com, for:

128 N Poplar Ave, Montebello, CA 90640

General

1. Overview

Location

Property address	128 N Poplar Ave Montebello, CA 90640
County	Los Angeles
Lat/long	34.00927,-118.09884
Parcel ID	6347011019

Legal Description

LAND DES IN DOC NO 4291, 74-4-1 MONTEBELLO LOT COM AT SW COR OF LOT 102 TH S 75°33' E 248.96 FT TH N 50°37' 43" E 45.93 FT TH N 19°26'30" E 62.36 SEE ASSESSOR MAPBOOK FOR MISSING PORTION OF LOT 102

Owner

Name	Magna And Magna Inc
Address	1520 Washington Blvd #100 Montebello, CA 90640
Purchase date	10/18/1999
Purchase price	\$0
Special factors	Multiple parcels

Neighborhood

School district	Montebello Unified School District
Municipality	Montebello
Assessor map	
Index map	

Property Tax

Tax year	2021-2022
Land value	\$71,594
Building value	\$214,141
Market value	\$285,735
Property tax	\$3,816

Land

Property class	Five or More Apartments or Units - 4 Stories or Less (0500)
Zoning	Multiple-Family Residential (R-3)
Acreage	0.617
Buildings on lot	4
Weed hazard	No

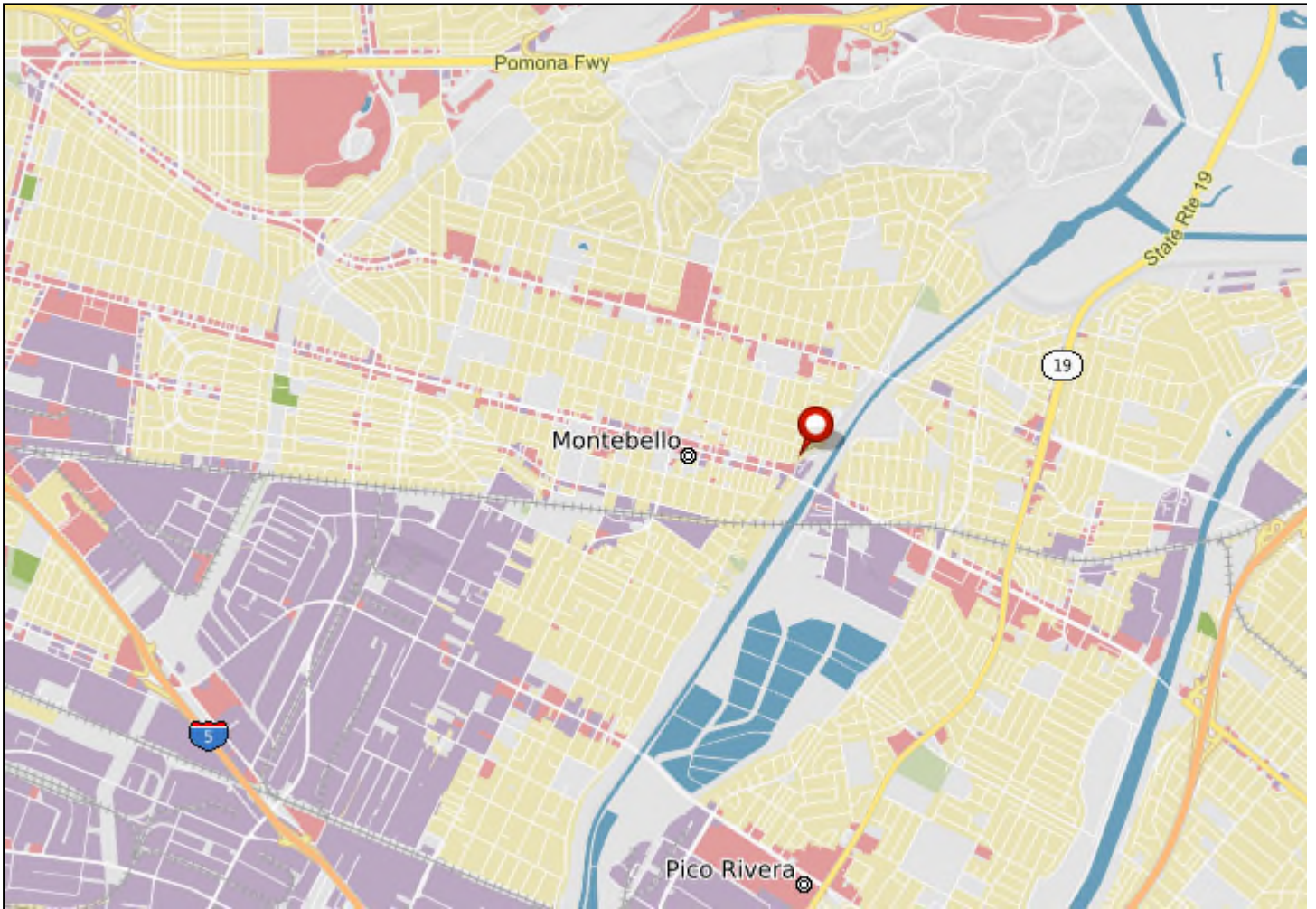
Building

Square footage	11,101
Year built	1960
Year last altered	1975
Units	12
Bedrooms	16
Bathrooms	8
Stories	4 or less

2. Photos



3. Maps



Contacts

1. Registered Owner

Magna And Magna Inc

1520 Washington Blvd #100
Montebello, CA 90640
Source: Assessment Roll
Last recorded: 06/18/2021



[See who is behind the LLC](#)



[Add to address book](#)

Development

1. Land

Land

Property class	Five or More Apartments or Units - 4 Stories or Less (0500)
Zoning	Multiple-Family Residential (R-3)
Acreage	0.617
Weed hazard	No

2. Building

Buildings

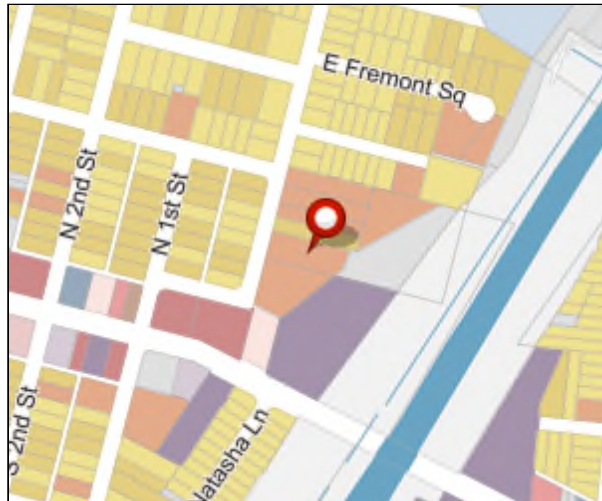
Buildings on lot	4
Units	12
Total building sqft	11,101

Building Details

Design type	Construction type	Sqft	Built	Last altered	Bedrooms	Bathrooms	Units
Five or More Apartments or Units; Four Stories and Less	Non-fireproof - wood or wood/steel frame	8,115	1960	1975	16	8	8
Double, Duplex, or Two Units	Non-fireproof - wood or wood/steel frame	1,182	1946	1975	2	2	2
Single Family	Non-fireproof - wood or wood/steel frame	954	1946	1975	2	1	1
Single Family	Non-fireproof - wood or wood/steel frame	850	1954	1975	2	1	1

Neighborhood

1. Land Use

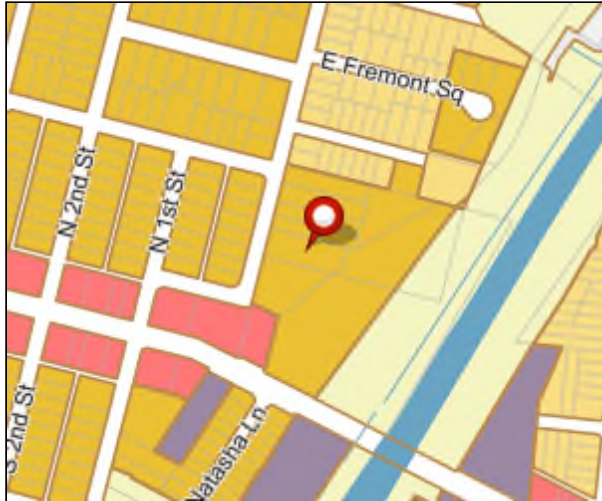


* Land use: **Five or More Apartments or Units - 4 Stories or Less**
(0500)

On this map, view the current land use for a property. The land use specifies how a property is used or what type of building is present on that property.

Single family	Public services/Facilities
Condominium/Coop units	Education
Other residential	Cemeteries and other religious
Apartments/Multi-Family	Hospitals/Care facilities
Office	Other institutional
Retail	Entertainment/Recreation
Hotel/Motel/Other accommodation	Agricultural
Restaurants	Parks
Manufacturing/Storage facilities	Mixed use
Other industrial	Vacant land
	Other
	Unknown

2. Zoning



* Zoning: **Multiple-Family Residential (R-3)**

For more information about zoning districts click [here](#).

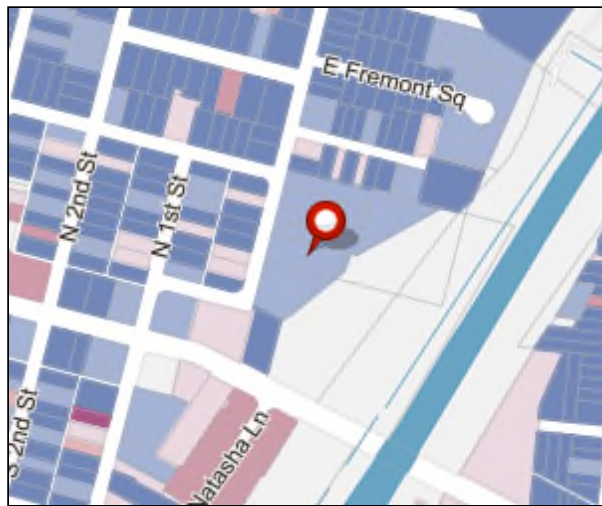
Properties can be classified by zoning and building class. Los Angeles County is divided into four basic zoning districts: residential (R), commercial (C), agricultural(A) and manufacturing (M). These basic zoning districts are subdivided by the intensity of use.

Major zoning groups:

- Multiple family
- Single family
- Other residential
- Commercial
- Offices
- Industrial/manufacturing
- Public facilities
- Open space
- Agricultural
- Mixed use
- Planned development
- Special zones
- Parking
- Planned development - overlay
- No zoning data available

3. Urban Landscape Maps

Year Built

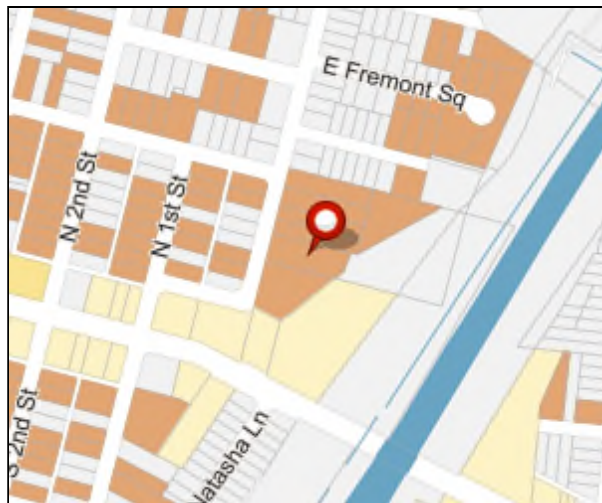


* Year built: 1960

On this map, view the year each property was built.



Building Stories



* Stories: 4

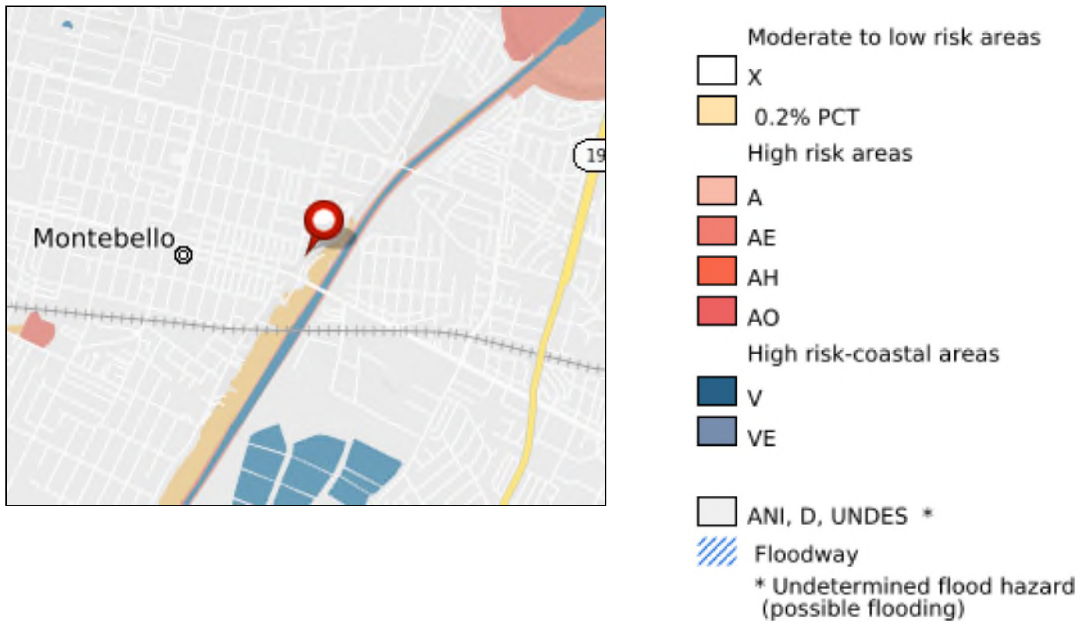
On this map, view the number of stories per building.



Risk

1. FEMA Flood Zones

Use this map to determine if your property is at risk for flooding or storm surge and if it requires flood insurance.



Flood Zone Details

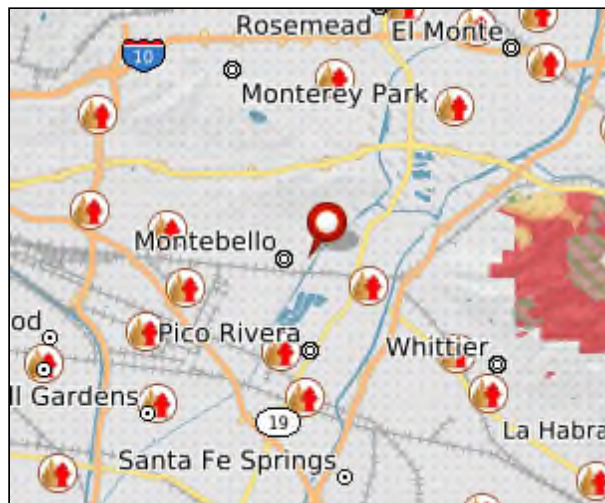
FEMA flood zone	X - Low Risk Area
Costal barrier resources system area (COBRA)	Out
FEMA floodway	Out
FEMA special flood hazard area	Out

For more information about FEMA flood zones map click [here](#).

Map Details

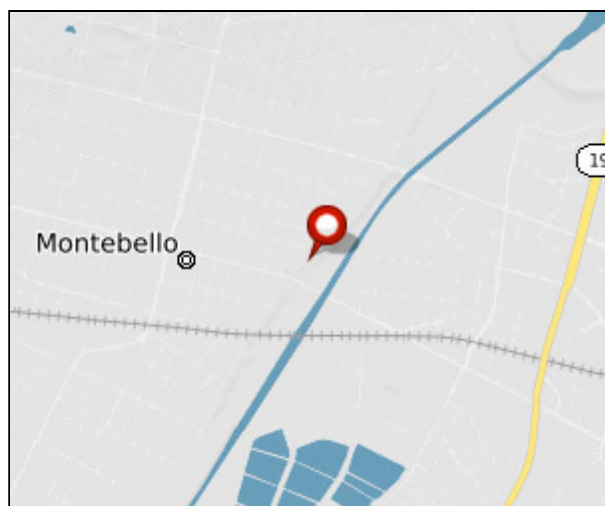
Map panel ID	06037C1663F effective from 09/26/2008
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2. Fire Hazard Zones



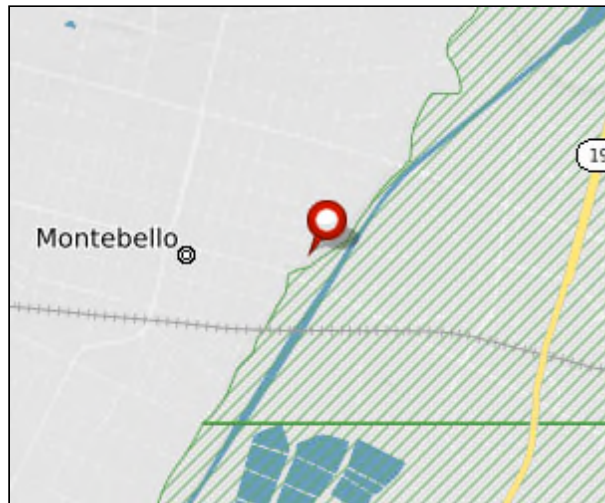
- Fire hazard class
 - Very high
 - High
 - Moderate
- Responsibility area
 - SRA - State responsibility area
 - FRA - Federal responsibility area
 - LRA - Local responsibility area
- Historical fire areas
 - 1980-1990
 - 1990-2000
 - 2000-2010
 - 2010-2014
- State and local fire protection facilities
- Hydrants

3. Faults and Tsunami Inundation Zones



- Earth quake fault zones
- Tsunami inundation zone
- Fault line type
 - Accurate located faults
 - Approximately located faults
 - Inferred faults
 - Aerial photo lineament
 - Concealed faults

4. Landslides and Liquefaction



- Landslide hazard zones
- ▨ Liquefaction hazard zones
- ▨ Unevaluated zones

Property Report by PropertyShark.com, for:

136 N Poplar Ave, Montebello, CA 90640

General

1. Overview

Location

Property address	136 N Poplar Ave Montebello, CA 90640
County	Los Angeles
Lat/long	34.00945,-118.09873
Parcel ID	6347011013

Legal Description

MONTEBELLO LOT COM ON SE LINE OF POPLAR AVE SW 182 FT FROM NE LINE OF LOT 102 TH S 14?27' W 49 FT WITH A UNIFORM DEPTH OF 300 FT S 75?33' E PART OF LOT 102

Owner

Name	Magna And Magna Inc
Address	1520 Washington Blvd #100 Montebello, CA 90640
Purchase date	10/18/1999
Purchase price	\$0
Special factors	Multiple parcels

Neighborhood

School district	Montebello Unified School District
Municipality	Montebello
Assessor map	
Index map	

Property Tax

Tax year	2021-2022
Land value	\$104,607
Building value	\$85,771
Market value	\$190,378
Property tax	\$2,542

Land

Property class	Double, Duplex or Two Units - 4 Stories or Less (0200)
Zoning	Multiple-Family Residential (R-3)
Acreage	0.338
Buildings on lot	2
Weed hazard	No

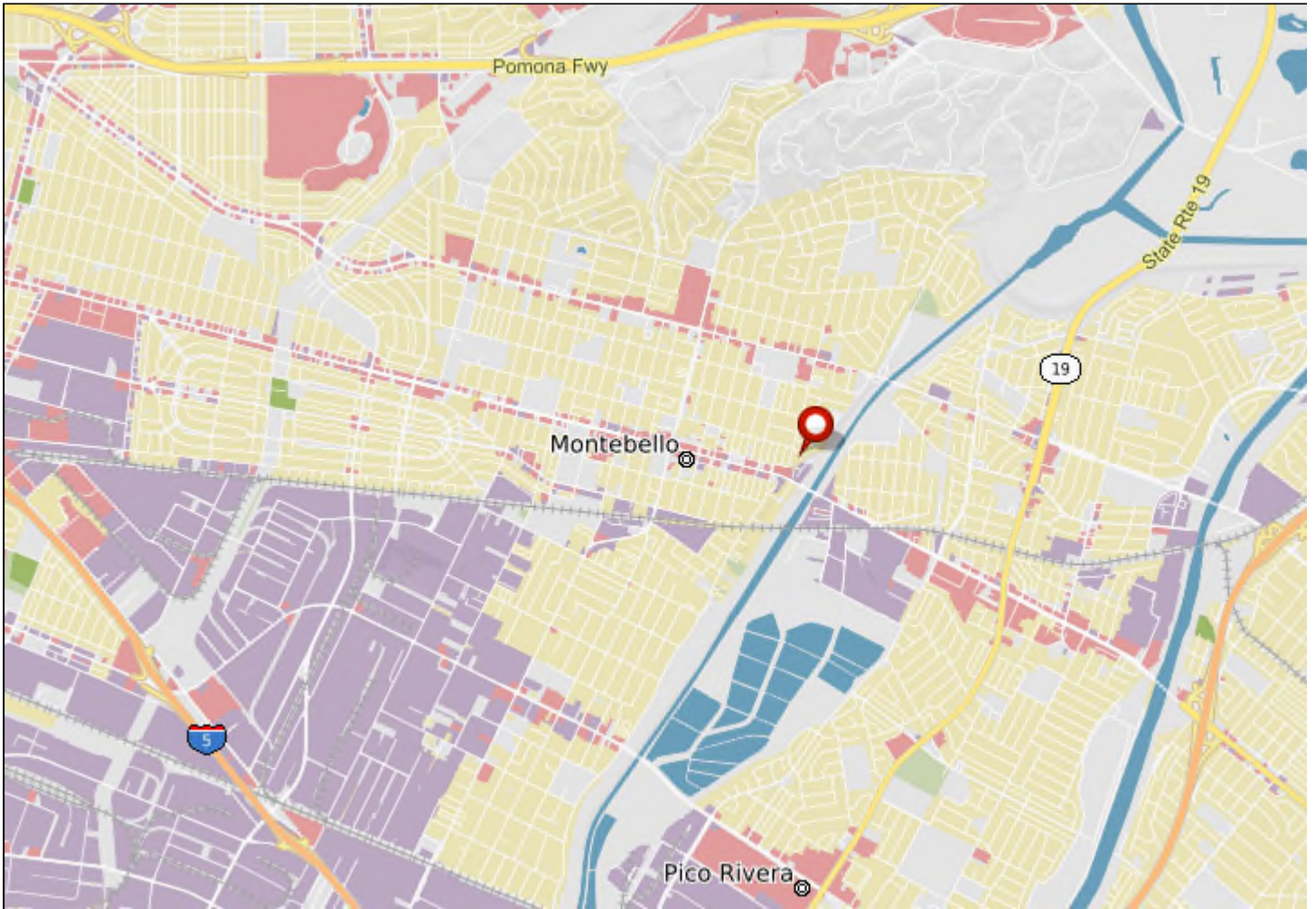
Building

Square footage	1,064
Year built	1954
Year last altered	1973
Units	2
Bedrooms	2
Bathrooms	1
Stories	4 or less

2. Photos



3. Maps



Contacts

1. Registered Owner

Magna And Magna Inc

1520 Washington Blvd #100

Montebello, CA 90640

Source: Assessment Roll

Last recorded: 06/18/2021



[See who is behind the LLC](#)



[Add to address book](#)

Development

1. Land

Land

Property class	Double, Duplex or Two Units - 4 Stories or Less (0200)
Zoning	Multiple-Family Residential (R-3)
Acreage	0.338
Weed hazard	No

2. Building

Buildings

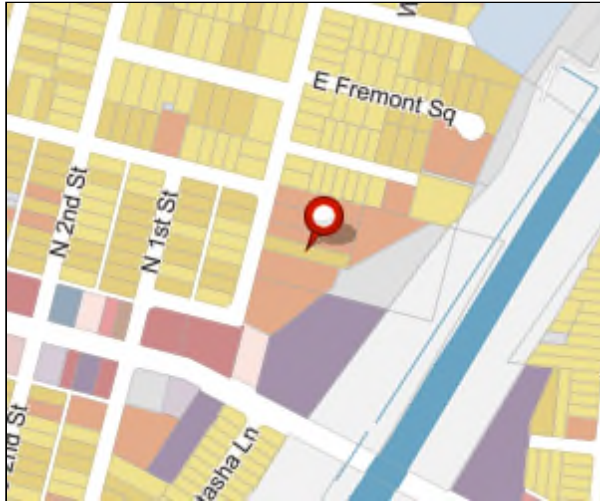
Buildings on lot	2
Units	2
Total building sqft	1,974

Building Details

Design type	Construction type	Sqft	Built	Last altered	Bedrooms	Bathrooms	Units
Single Family	Non-fireproof - wood or wood/steel frame	1,064	1954	1973	2	1	1
Single Family	Non-fireproof - wood or wood/steel frame	910	1928	1973	2	2	1

Neighborhood

1. Land Use

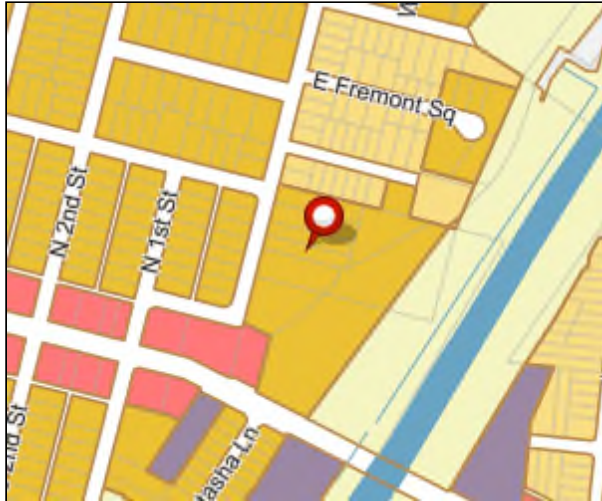


* Land use: **Double, Duplex or Two Units - 4 Stories or Less (0200)**

On this map, view the current land use for a property. The land use specifies how a property is used or what type of building is present on that property.

Single family	Public services/Facilities
Condominium/Coop units	Education
Other residential	Cemeteries and other religious
Apartments/Multi-Family	Hospitals/Care facilities
Office	Other institutional
Retail	Entertainment/Recreation
Hotel/Motel/Other accommodation	Agricultural
Restaurants	Parks
Manufacturing/Storage facilities	Mixed use
Other industrial	Vacant land
	Other
	Unknown

2. Zoning



* Zoning: **Multiple-Family Residential (R-3)**

For more information about zoning districts click [here](#).

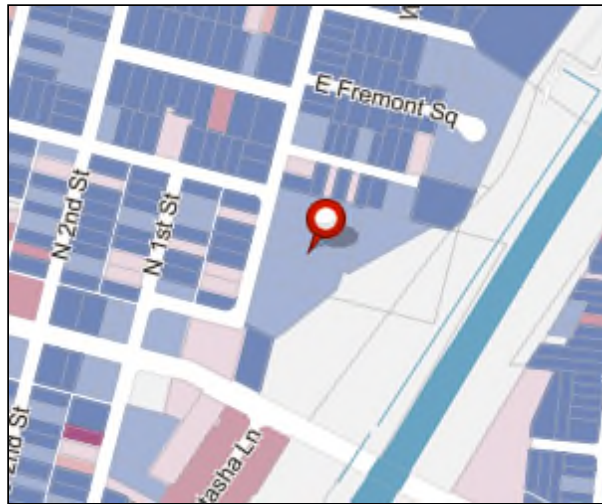
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Major zoning groups:

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-  Single family
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-  Commercial
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-  Industrial/manufacturing
-  Public facilities
-  Open space
-  Agricultural
-  Mixed use
-  Planned development
-  Special zones
-  Parking
-  Planned development - overlay
-  No zoning data available

3. Urban Landscape Maps

Year Built

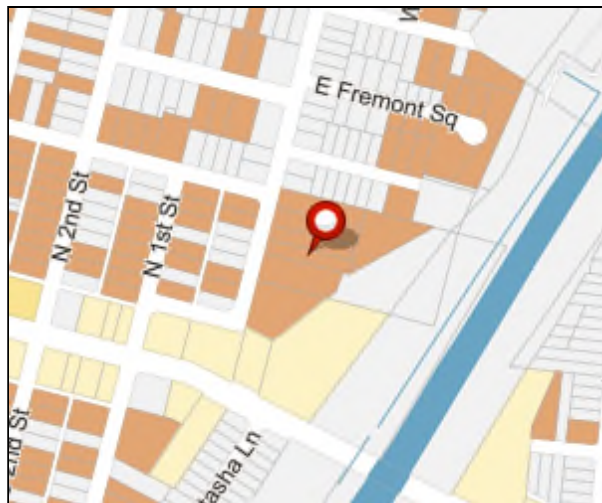


* Year built: 1954

On this map, view the year each property was built.



Building Stories



* Stories: 4

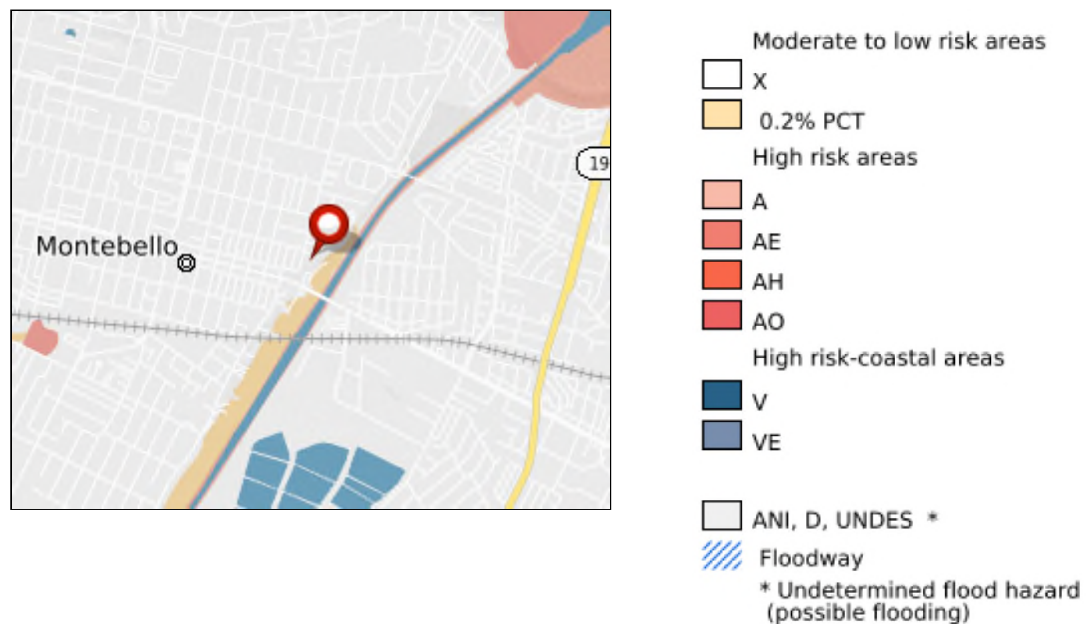
On this map, view the number of stories per building.



Risk

1. FEMA Flood Zones

Use this map to determine if your property is at risk for flooding or storm surge and if it requires flood insurance.



Flood Zone Details

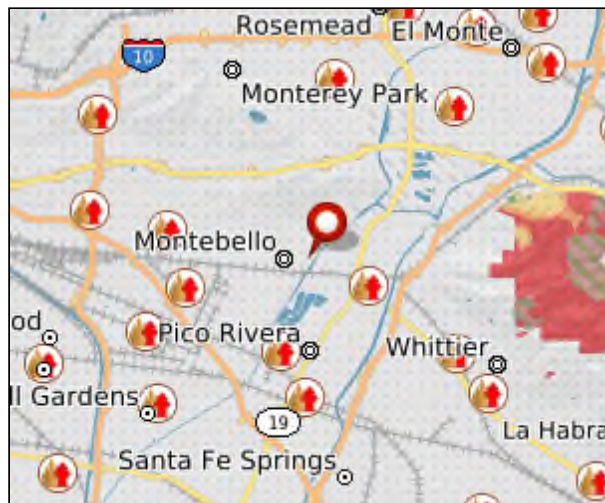
FEMA flood zone	X - Low Risk Area
Costal barrier resources system area (COBRA)	Out
FEMA floodway	Out
FEMA special flood hazard area	Out

For more information about FEMA flood zones map click [here](#).

Map Details

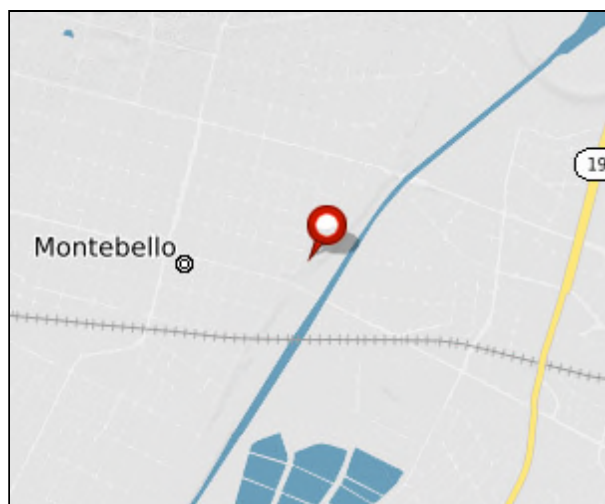
Map panel ID **06037C1663F effective from**
09/26/2008

2. Fire Hazard Zones



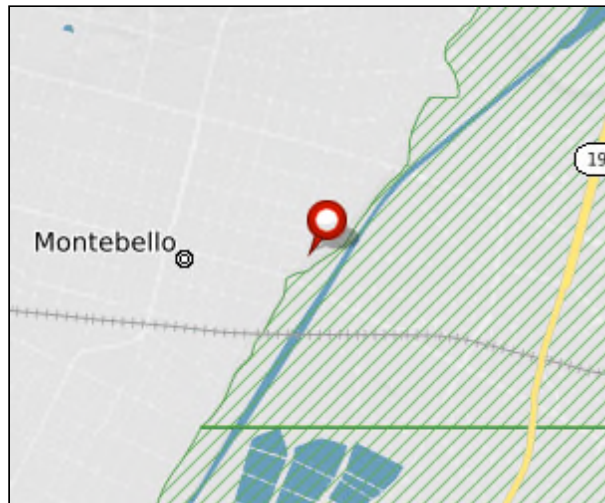
- Fire hazard class
 - Very high
 - High
 - Moderate
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 - SRA - State responsibility area
 - FRA - Federal responsibility area
 - LRA - Local responsibility area
- Historical fire areas
 - 1980-1990
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 - 2010-2014
- State and local fire protection facilities
- Hydrants

3. Faults and Tsunami Inundation Zones



- Earth quake fault zones
- Tsunami inundation zone
- Fault line type
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 - Approximately located faults
 - Inferred faults
 - Aerial photo lineament
 - Concealed faults

4. Landslides and Liquefaction



- Landslide hazard zones
- Liquefaction hazard zones
- Unevaluated zones



Los Angeles
Department of
Water & Power



Drinking Water Quality Report

2020

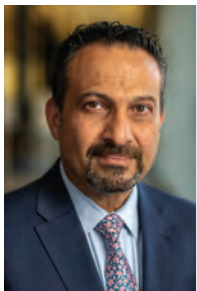
ladwp.com/waterqualityreport



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Drinking Water and Your Health	6
Customer Service During Pandemic	7
Regulatory Compliance	8
Water Quality Service Areas in Los Angeles	11
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SAFEGUARDING L.A.'S DRINKING WATER



A Message from Razmik Manoukian

Director of Water Quality

It's been a tough year with many adjustments for all of Los Angeles, but one thing we didn't have to worry about was the safety of our drinking water supply. Throughout 2020, LADWP maintained the highest water quality standards by adhering to all treatment, monitoring and safety protocols.

The City of Los Angeles water supply is approximately 89 percent surface water, 9 percent groundwater, and 2 percent recycled water. The surface water is purified using a multibarrier approach as depicted in the treatment process figure below. The water is purified by screening, ozonation, filtration, ultra-violet disinfection, chlorination, and ammoniation. LADWP also disinfects extracted groundwater with chlorine to safeguard against microorganisms. Every step of the treatment process achieves a certain level of microorganism and contaminant removal. When it comes to viruses, including COVID-19, the most effective treatment process is chlorination. A very small amount of chlorine is highly effective in killing viruses. This is important because chlorine protects the water supply as it travels through the distribution system to your tap.

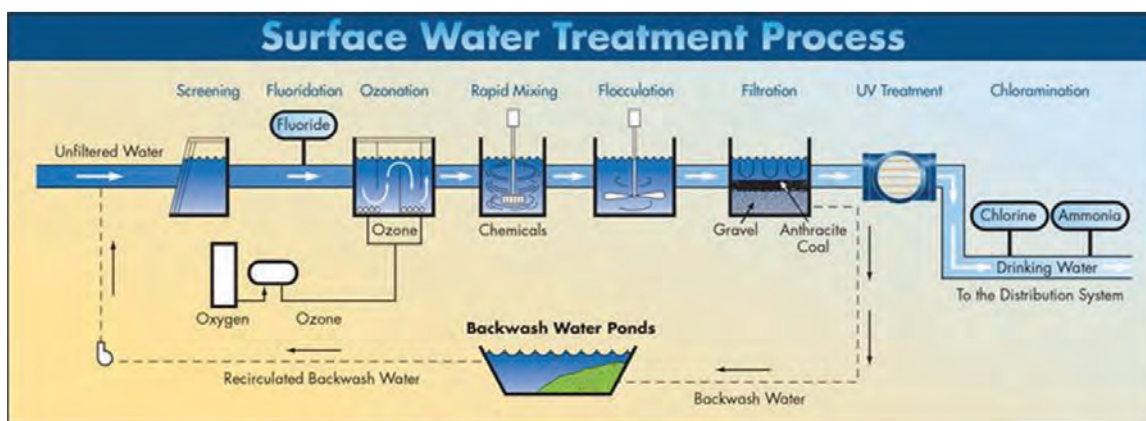
The use of water chlorination to disinfect public water supplies began in the early 1900s. Its use has had a major impact on the incidence of waterborne disease such as cholera, typhoid fever and dysentery in the U.S. and worldwide. Chlorination of drinking water has been credited for increasing life expectancy in developed countries during the twentieth century. It continues to be a primary method

for disinfecting water today and an effective treatment step in stopping the COVID-19 virus. LADWP uses chlorination and other state-of-art water treatment methods because we are committed to the safety and quality of your drinking water.

The U.S. Environmental Protection Agency (U.S. EPA) and the State Water Resources Control Board, Division of Drinking Water (SWRCB-DDW) require that all water agencies produce an annual report informing customers about the quality of their drinking water. To ensure compliance with these drinking water standards, LADWP employees actively safeguard our water. Every day, we effectively manage state-of-the-art water treatment facilities and diligently test the water to make certain the highest quality water is delivered to you. Over 37,000 samples are tested for hundreds of constituents throughout the distribution system annually.

As you read through this report, you will find references to tables that depict the actual levels of specific substances or "constituents" we have found in the city's water supply. Looking at the tables, I am proud to state that all regulated constituents detected were at very low levels. In fact, LADWP water quality performance was at least 50 percent better than safety levels set by the US EPA and SWRCB-DDW. Out of the 104 constituents we are required to monitor, none were found at levels considered unsafe by health agencies and only 32 were detected at very low levels as listed in Tables I and II.

We are proud to serve safe, refreshing, high quality drinking water to all our customers across the city—at home, work, and neighborhood parks. At LADWP, we are committed to customer service. If you have any questions or concerns about your water quality or need advice on how to improve water quality at your home or workplace, please do not hesitate to call our Water Quality Hotline at (213) 367-3182.



LOS ANGELES IS WATER STRONG



A Message from Richard Harasick

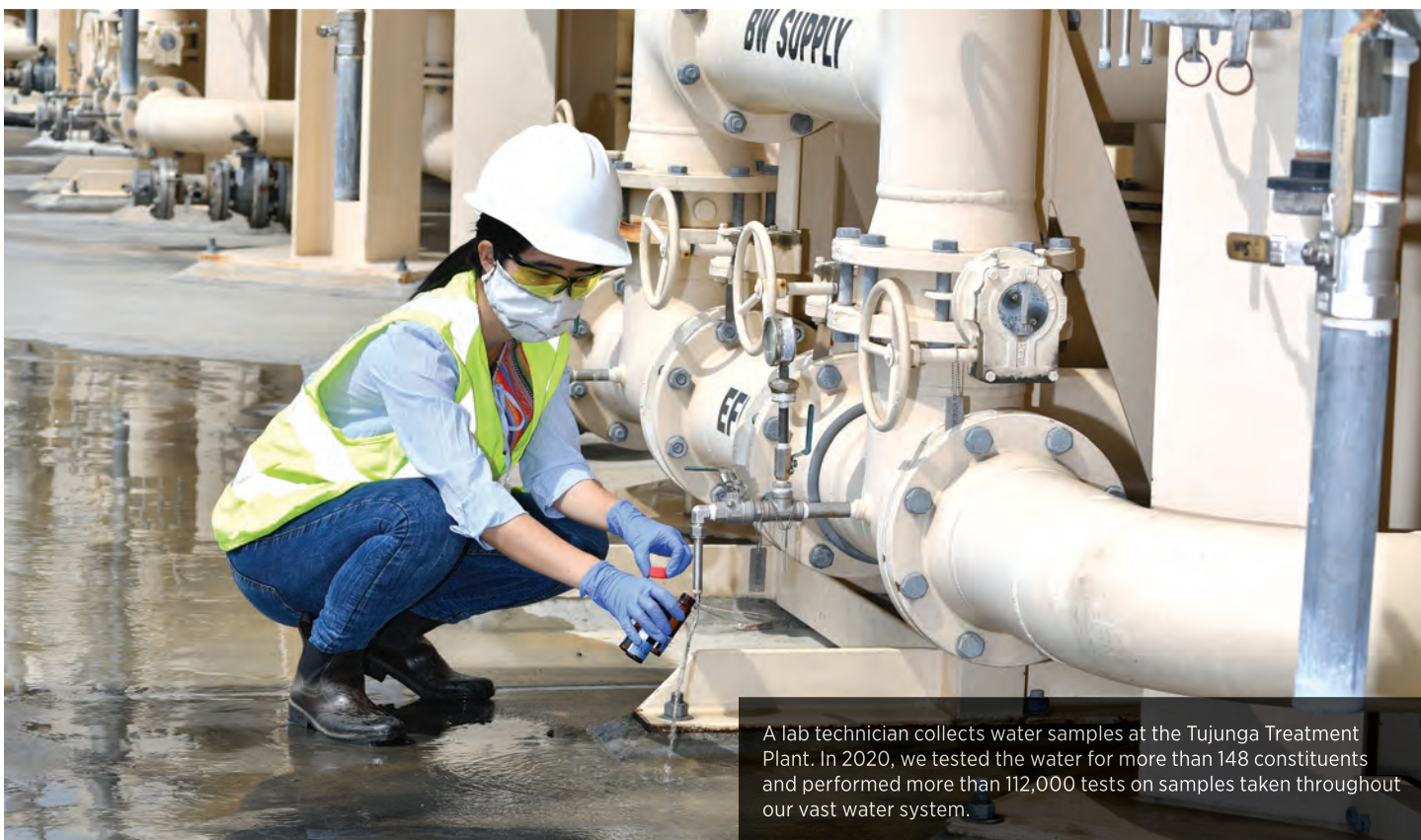
LADWP Senior Assistant General Manager, Water System

LADWP remains water strong despite all the challenges of 2020. Through the dedication and commitment of our essential workforce we continue to serve you safe, high quality drinking water. Our skilled personnel ensure water treatment facilities are maintained and water quality is monitored, sampled, and tested regularly. All water served to you and your family is treated and tested rigorously to meet state and federal standards. As your local utility, LADWP never stopped providing essential services during the pandemic, amidst the wildfires, and through periods of civil unrest.

Our workforce remains strong because we are taking stringent precautions to stay healthy on the job. We take our responsibility to safeguard the city's water supply seriously, especially during the COVID-19 pandemic.

Due to our investments in infrastructure, we continue to make our water system resilient and responsive to your needs and the community we serve. We continue to upgrade and fortify our distribution system through multiple improvement projects. These include strategic pipe replacement, earthquake resilient pipe installation, and ongoing maintenance of tanks and reservoirs. Also, investments in a diverse water supply portfolio of stormwater capture, water conservation, and water recycling further help us to prepare for dry periods and make us less dependent on purchased imported water supplies. Strong water infrastructure allows us to serve safe, high quality water and secure a sustainable water future.

We have every confidence in the quality, reliability, and safety of the water being delivered to your tap. We work in partnership with our regulators to maintain the water system to the highest standards, and we keep a watchful eye on any emerging contaminants. While we continue to navigate these difficult times together, we're working diligently to provide you with the essential services you need. Together, Los Angeles is Water Strong.



A lab technician collects water samples at the Tujunga Treatment Plant. In 2020, we tested the water for more than 148 constituents and performed more than 112,000 tests on samples taken throughout our vast water system.

L.A.'S WATER SOURCES IN 2020

Los Angeles receives water from several sources. In 2020, the Los Angeles Aqueduct (LAA) supplied 40 percent of the water that was treated at the Los Angeles Aqueduct Filtration Plant. Purchased imported water from the

Metropolitan Water District of Southern California (MWD) amounted to 49 percent. The remaining water supply was sourced from local groundwater at 9 percent and recycled water at 2 percent.





Drinking Water and Your Health

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material. It can pick up substances resulting from the presence of animals or from human activity.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the U.S. EPA Safe Drinking Water Hotline: (800) 426-4791.

Health Advisory for People with Weakened Immune Systems

Although LADWP treats its water to meet drinking water standards, some people may be more vulnerable to constituents in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These individuals should seek advice about drinking water from their health care providers. U.S. EPA Centers for Disease Control (CDC) guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants are available from the Safe Drinking Water Hotline: (800) 426-4791.

Contaminants That May Be Present

Water agencies are required to use the following language to discuss the source of contaminants that may reasonably be expected to be found in drinking water, including tap and bottled water.

Contaminants that may be present in source water include:

- Microbial contaminants, such as viruses and bacteria that may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- Inorganic contaminants, such as salts and metals, that can be naturally-occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- Pesticides and herbicides that may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses.
- Organic chemical contaminants, including synthetic and volatile organic chemicals that are by-products of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff, agricultural application, and septic systems.
- Radioactive contaminants that can be naturally-occurring or be the result of oil and gas production and mining activities.

To ensure that tap water is safe to drink, the U.S. EPA and the State Water Resources Control Board (State Board) prescribe regulations that limit the amount of certain contaminants in water provided by public water systems.

The U.S. Food and Drug Administration regulations and California law also establish limits for contaminants in bottled water that provide the same protection for public health.



One of LADWP's frontline employees takes a break from installing critical water pipelines that ensure the reliability of our water infrastructure.

LADWP STAYS FOCUSED ON CUSTOMER SERVICE DURING THE PANDEMIC

LADWP continues to serve safe, high quality water despite the COVID-19 pandemic. The city's drinking water undergoes a multi-step treatment process that is closely monitored throughout the distribution system. This critical work is carried out by our frontline workers — engineers, microbiologists, chemists, sample collectors, and laboratory technicians as well as our everyday water utility workers installing and maintaining the vital water pipe distribution system. LADWP has remained water strong throughout these challenging times. With our capable and dedicated team behind every refreshing glass of tap water, we want to remind you that purchasing expensive single-use plastic water bottles is not necessary.

It is important that our customers feel confidence in the safety of the water we serve. LADWP offers free water quality testing at your residence or place of business. Upon request, one of our experts will collect a water sample and submit it for testing at our state-of-the-art water quality laboratory. A customized report will be provided to you. This report describes your water quality and identifies potential plumbing system issues, if any, at your property.

The inspectors help our customers understand the data provided in the report and identify low- and no-cost

solutions to everyday water-related inquiries. This is a job that we take very seriously. In fact, we've completed over 97 percent of customer-initiated inspection requests by the end of the next business day.

Like many organizations this past year, we needed time to rethink and adjust our services to comply with social-distancing guidelines. These adjustments helped ensure the safety of customers, employees, and the general public. Where possible, we addressed many customer concerns over the phone and provided recommendations to improve their water quality. Additionally, we provided online resources such as a FAQ page and step-by-step instructions for common customer concerns. Following public health guidelines for COVID safety and prevention, we made some modifications to our processes and were able to conduct some in-person services in a responsible, safe, and customer focused manner.

LADWP remains committed to assisting our customers and we appreciate the opportunity to serve you. If you have any water quality concerns, please contact us at (213) 367-3182 or by email at waterquality@ladwp.com.



An LADWP worker replaces one of the lamps on an ultraviolet reactor. These reactors treat water at the microbial level and help us provide reliable high-quality water to our customers on a daily basis.

REGULATORY COMPLIANCE HOW DID WE MEASURE UP?

LADWP works around the clock to ensure that the drinking water we deliver to our customers is of the highest quality and meets all safety requirements. Highly trained, certified treatment operators monitor our water treatment operations continuously, thereby helping meet federal and state standards for drinking water. In 2020, we tested for more than 148 constituents in the water and performed more than 112,000 tests on samples taken throughout our water system. LADWP received no violations and met all primary drinking water standards in 2020.

PFAS and Drinking Water in California

Poly- and Perfluoroalkyl Substances (PFAS) are a group of synthetic (man-made) chemicals which include Perfluorooctanoic acid (PFOA) and Perfluorooctanoic sulfonic acid (PFOS). They have been used for decades in manufacturing; they are suspected carcinogens and don't breakdown. Most U.S. manufacturers voluntarily phased out production of PFOS between 2000 and 2002, and PFOA in 2006.

Studies indicate potential health consequences from exposure to significant levels of PFAS. Health effects may include high cholesterol, liver and thyroid cancer risks, immunotoxicity, pregnancy-induced hypertension, low birth weights, and decreased fertility. More information is available on US EPA's webpage <https://www.epa.gov/ground-water-and-drinking-water/drinking-water-health-advisories-pfoa-and-pfos>.

During the course of 2020, some states agencies released new PFAS requirements that included monitoring, compliance determination and reporting. A growing number of state agencies are actively sampling for PFAS to determine their occurrence, levels and potential environmental pathways. The State Board has been actively investigating and sampling for PFAS since 2019. Updated drinking water response levels were released for PFOA (10 parts per trillion) and PFOS (40 parts per trillion).

At the federal level, the U.S. EPA is yet to release its final determination if PFAS will become regulated. However, at the state level, the State Board has requested that the California

Office of Environmental Health Hazard Assessment begin the process to develop public health goals for PFOA and PFOS. The next step will be establishing regulatory standards, and maximum contaminant levels in drinking water.

LADWP began testing for PFAS in fiscal year 2013-14 and has continued to monitor its local groundwater sources for both PFOA and PFOS. Although PFAS were detected in a few samples from individual wells, no single well represents water provided to our customers. Water from individual wells is blended with water from other wells, and is further diluted by blending with much larger volumes of surface water before entering the distribution system. LADWP has not found PFAS contamination in its water distribution system. Customers can be confident that LADWP is providing high quality drinking water.

If you have questions, please contact our Water Quality Hotline at (213) 367-3182 or email us at waterquality@ladwp.com.

Compliance with Lead and Copper Rule (LCR)

LADWP has a long and successful history of controlling corrosion and minimizing lead exposure to customers. Between 1978 and 2006, LADWP cleaned and cement-lined approximately 2,600 miles of unlined iron pipes 4 inches in diameter and greater. Since 1994, we have been replacing our utility portion of galvanized iron service lines. The number of galvanized service lines in our inventory decreased from approximately 45,000 in 1994 to about 16,900 in 2020. LADWP initiated another program in 1998 to replace low-lead (8 percent lead) water meters with lead-free (0.25 percent lead) water meters. There are currently over 700,000 active water meters in LADWP's water distribution system, and approximately 31,500 meters are being replaced annually. Approximately 514,300 (71 percent) water meters have been replaced. In another proactive effort, our staff had located and removed approximately 12,000 known lead goosenecks from its water distribution system by the year 2005. In 2018, we completed an inventory of its remaining unknown utility-owned services lines—none consisted of lead material.

LADWP conducted LCR residential sampling in 2020. During the sampling program, 100 first draw samples were obtained from customers' homes and analyzed at LADWP's water quality laboratory. The results showed a 90th percentile of 5.0 parts per billion (ppb) for lead and 394 ppb for copper. Both values were well below the respective Action Levels of 15 ppb for lead and 1300 ppb for copper.

LCR Program Requirements

The LCR sampling program focuses on single family residences which were built within 1982 to 1987 that have copper pipes plumbed with lead solder. Customers with qualifying homes that participate in the sampling program will get their tap water tested for lead and copper at no cost.

If your home qualifies, you can participate in LADWP's next round of LCR sampling between June and September. Contact the Water Quality Hotline at (213) 367-3182 or by email at waterquality@ladwp.com.

Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is also available from the Safe Drinking Water Hotline: (800) 426-4791, or at www.epa.gov/lead

Assessment Programs for Surface and Groundwater Resources

Source water assessment updates are required by the SWRCB-DDW and must be included in the annual drinking water quality report. LADWP completed an initial source water assessment in 2002 and is required to provide an updated assessment every five years through a watershed sanitary survey. Watershed sanitary surveys examine possible contamination to sources of drinking water and recommend actions to better protect these water sources.

Below is an update of LADWP's source water assessment.

Surface Supply:

In 2020, LADWP completed an assessment of the Owens Valley and Mono Basin watersheds that supply the Los Angeles Aqueduct. These sources are most vulnerable to geothermal activities that release naturally occurring arsenic into creeks which feed the Owens River. Assessments were also completed for the Lower Stone Canyon Reservoir Watershed in 2019 and Encino Reservoir Watershed in 2020. Activities that impact water quality in these watersheds are livestock grazing, wildlife, and unauthorized public use of storage reservoirs. The impact to water quality from these activities is deemed to be minimal.

LADWP regularly monitors for cryptosporidium and giardia. Results indicate that their presence is infrequent and remain at very low levels in these watersheds.

Groundwater Supply:

Assessment of groundwater sources in the San Fernando Basin was updated in 2018. Assessment of groundwater sources in the Central and Sylmar Basins was completed in February 2019. Located in highly urbanized areas, the wells within these aquifers are most vulnerable to the following activities: dry cleaning, manufacturing, metal finishing, septic systems, chemical processing, and storage of fertilizer, pesticides, and chemicals. These local water supplies are treated and blended with water from other sources to ensure compliance with drinking water standards.

Purchased Imported Supplies from MWD:

The most recent surveys for MWD's source waters are the



Granular Activated Carbon vessels at North Hollywood West Remediation Project are helping us clean our local groundwater, providing a sustainable water supply as a viable alternative to costly, imported water.

Colorado River Watershed Sanitary Survey – 2020 Update, and the State Water Project Watershed Sanitary Survey – 2016 Update. Each source water used by MWD — the Colorado River and State Water Project — has different water quality challenges. Both are exposed to stormwater runoff, recreational activities, wastewater discharges, wildlife, fires and other watershed-related factors that could affect water quality. Treatment to remove specific contaminants can be more expensive than measures to protect water at the source. This is why MWD and other water agencies invest resources to support improved watershed protection programs.

Three of the five MWD treatment plants -- F.E. Weymouth, Robert B. Diemer, and Joseph Jensen -- supply water to the Los Angeles area. MWD tests its water for nearly 400 constituents and performs about 250,000 water quality tests per year on samples gathered from its vast distribution system. Analysis of these samples is undertaken at MWD's water quality laboratory. Results from MWD are provided to LADWP and are included in the report on Tables I, II and III.

Safeguarding our Surface Water

Administered by the SWRCB-DDW, the Surface Water Treatment Rule (SWTR) is a set of drinking water regulations that establish specific treatment requirements for surface water to reduce the risk of waterborne diseases.

The last update to the SWTR is the Long Term 2 Enhanced Surface Water Treatment Rule (LT2) which was put into effect in 2006. This rule protects treated water reservoirs from microbiological contamination by requiring one of three actions: 1) covering, 2) removing from service, or 3) providing additional treatment. LT2 applied to the six remaining uncovered reservoirs at the time: Los Angeles, Upper Stone Canyon, Santa Ynez, Ivanhoe, Silver Lake, and Elysian.

In March 2009, a compliance agreement for LT2 was executed between LADWP and SWRCB-DDW. The Los Angeles Reservoir is the only remaining reservoir awaiting completion of additional treatment.

Los Angeles Reservoir will remain in compliance with the LT2 through a combination of shade balls and construction of a new ultraviolet (UV) treatment plant. The “shading” of the reservoir was completed in 2015 with nearly 96 million shade balls deployed. The new UV treatment facility will disinfect water leaving the Los Angeles Reservoir to satisfy the LT2 water quality regulation. Construction began in June 2017 and will be completed July 2021.

Visit www.ladwp.com/waterquality to learn more about water quality projects and issues. For more information on the latest watershed sanitary surveys contact (213) 367-3182.

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DRINKING WATER QUALITY MONITORING RESULTS

Tables I, II and III list the results of water tests performed by the LADWP and MWD from January to December 2020. LADWP tests for over 148 substances. These tables include only substances with values that are detected. No substance was detected above the maximum contaminant level.

Terms used in Tables:

Compliance: A drinking water standard based on the health risk (primary standards) and aesthetic (secondary standards) exposure of a contaminant to consumers. For example, bacteria and nitrate have strict limits that must be met at all times due to the acute effects they can cause. Other standards, like small amounts of disinfection by-products and man-made chemicals, have standards that are based on a lifetime of exposure because the risk to consumers is very low. Compliance with most standards is based on an average of samples collected within a year. This allows for some fluctuation above and below the numerical standard, while still protecting public health.

Detection Level for Reporting (DLR):

A detected contaminant at or above its detection level for reporting purposes. DLRs are set by the SWRCB-DDW. Data reported in Tables I through III reflect DLRs.

Federal Minimum Reporting Level (MRL): Minimum concentration of a contaminant which can be detected in drinking water using analytical methods established by the U.S. EPA. Data reported in Table IV reflect MRLs.

Maximum Contaminant Level (MCL): Highest level of a contaminant that is allowed in drinking water. Primary MCLs are set as close to the PHGs (or MCLGs) as is economically and technologically feasible. Secondary MCLs are set to protect the odor, taste, and appearance of drinking water.

Maximum Contaminant Level Goal (MCLG): Level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs are set by the U.S. EPA.

Maximum Residual Disinfectant Level (MRDL): Highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

Maximum Residual Disinfectant Level Goal (MRDLG): Level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the beneficial use of disinfectants to control microbial contaminants. MRDLGs are set by U.S. EPA.

Notification Level (NL): Health-based advisory level established by SWRCB-DDW for chemicals in drinking water that lack MCLs.

Primary Drinking Water Standard (PDWS): MCLs, MRDLs and treatment techniques (TTs) for contaminants that affect health, along with their monitoring and reporting requirements.

Public Health Goal (PHG): Level of a contaminant in drinking water below which there is no known or expected risk to health. PHGs are set by the California Environmental Protection Agency.

Regulatory Action Level (AL): Concentration of a contaminant which, if exceeded, triggers treatment or other requirements that a water system must follow.

Secondary Maximum Contaminant Level (SMCL): Highest level a constituent allowed in drinking water that may affect the taste, odor or appearance. SMCLs are set by the U.S. EPA.

Treatment Technique (TT): Required process intended to reduce the level of a contaminant in drinking water. For example, the filtration process is a treatment technique used to reduce turbidity (cloudiness in water) and microbial contaminants from surface water. High turbidities may be indicative of poor or inadequate filtration.



Microbiologists testing water samples at LADWP's state-of-the-art water quality lab

HOW TO READ THE TABLES

The substances found in the water served in your area are listed as follows:

- For San Fernando Valley Area – water test results are under the Los Angeles Aqueduct Filtration Plant (LAAFP), the Northern Combined Wells (NCW), and the Metropolitan Water District (MWD) Jensen Plant columns.
- For Central Los Angeles Area – water test results are under the LAAFP and the Southern Combined Wells (SCW) columns.
- For Western Los Angeles Area – water test results are under the LAAFP columns.
- For Harbor/Eastern Los Angeles Area – water test results are under MWD Weymouth, Diemer, and Jensen Plants columns.

Some substances are reported on a citywide basis as required by SWRCB-DDW.

Abbreviations and Footnotes

ACU = apparent color unit

CFU/mL = colony-forming unit per milliliter

< = less than the detection limit for reporting purposes

µg/L = micrograms per liter (equivalent to ppb)

µS/cm = microsiemens per centimeter

mg/L = milligrams per liter (equivalent to ppm)

NTU = nephelometric turbidity units

NA = not applicable

NR = not reported

NT = not tested

NUM/100 mL = number per 100 milliliter

% = percentage

pCi/L = picocuries per liter

TON = threshold odor number

TABLE I

Calendar Year 2020 Water Quality Monitoring Results

Health-based Primary Drinking Water Standards (MCLs) Substances Detected in Treated Water

Substances	Major Sources in Drinking Water	Units	Meets Primary Standard (YES / NO)	State Primary Standard MCL	State PHG	"Los Angeles Aqueduct Filtration Plant"		"Northern Combined Wells"		"Southern Combined Wells"		"MWD Weymouth Plant"		"MWD Diemer Plant"		"MWD Jensen Plant"	
						Average	Range	Average	Range	Average	Range	Average	Range	Average	Range	Average	Range
Aluminum	Erosion of natural deposits; residue from surface water treatment processes	µg/L	YES	1000	600	<50	<50	<50	<50	<50	<50 - 91	149 (a)	80 - 210	137 (a)	<50 - 260	116 (a)	<50 - 220
Arsenic	Erosion of natural deposits	µg/L	YES	10	0.004	<2 (a)	<2 - 3.2	<2	<2 - 2.5	<2	<2 - 2.5	<2	<2	<2	<2	<2	<2
Barium	Erosion of natural deposits	µg/L	YES	1000	2000	<100	<100	<100	<100	<100	<100 - 120	105	105	107	107	<100	<100
Bromate (b)	By-product of ozone disinfection; formed under sunlight for chlorinated water	µg/L	YES	10	0.1	<1 (a)	<1 - 1.3	<1	<1 - 3.0	0.5	<1 - 1.1	2.0 (a)	<1 - 4.2	1.9 (a)	<1 - 1.3	4.4 (a)	1.4 - 6.0
Fluoride	Erosion of natural deposits; water additive that promotes good dental health	mg/L	YES	2	1	0.7	0.7 - 0.8	0.7	0.6 - 0.7	0.7	0.4 - 0.8	0.7	0.6 - 0.8	0.7	0.5 - 0.9	0.7	0.4 - 0.8
Gross Beta Particle Activity (c)	Naturally present in the environment	pCi/L	YES	50	0	4	4 - 5	4	<4 - 4	5	<4 - 7	4	<3 - 6	<3	<3 - 7	<3	<3
Heterotrophic Plate Count Bacteria	Naturally present in the environment	CFU/mL	YES	TT	none	<1	<1	<1	<1	<1	<1 - 2	<1	<1 - 1	<1	<1 - 1	<1	<1 - 3
Nickel	Runoff and leaching from natural deposits; discharge from metal factories	µg/L	YES	100	12	<1	<1 - 1	<1	<1	1	<1 - 1	<1	<1	<1	<1	<1	<1
Nitrate (as N)	Erosion of natural deposits; runoff and leaching from fertilizer use	mg/L	YES	10	10	<0.4	<0.4	0.7	0.6 - 1.8	0.7	0.6 - 2.9	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4
Nitrate + Nitrite (as N)	Erosion of natural deposits; runoff and leaching from fertilizer use	mg/L	YES	10	10	<0.4	<0.4	0.7	0.6 - 1.8	0.7	0.6 - 2.9	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4
Total Organic Carbon (TOC)	Erosion of natural deposits	mg/L	YES	TT	none	1.6	1.5 - 1.7	1.3	1.1 - 1.6	1.3	0.3 - 2.2	2.4	2.1 - 2.6	2.4	2.2 - 2.7	2.2	1.8 - 2.3
Total Zylenes	Discharge from petroleum and chemical refineries; fuel solvent	µg/L	YES	1750	1800	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5 - 0.6	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Trichloroethylene (TCE)	Discharge from metal degreasing sites and other factories	µg/L	YES	5	1.7	<0.5	<0.5	<0.5	<0.5 - 1.2	<0.5	<0.5 - 1.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Turbidity (c)	Soil runoff	NTU	YES	TT = 1	none	0.108	NA	NA	NA	NA	NA	.04	NA	0.04	NA	0.04	NA
		%		TT = 95% of samples ≤0.3 NTU		100						100		100		100	
Uranium (d)	Erosion of natural deposits	pCi/L	YES	20	0.43	2.9	2.5 - 3.6	2.7	2.1 - 3.5	2.7	2.1 - 6.2	2	1 - 3	2	1 - 3	<1	<1 - 3

(a) Values reflect Highest Running Annual Average (HRAA). HRAA is the highest of all Running Annual Averages (RAAs) in the reported calendar year. RAA is a calculated average of all samples collected within the previous 12-month period, which may include test data from the previous calendar year. HRAA may be higher than the range, which is based on the test data in the reported calendar year.

(b) Bromate is formed in water treated with ozone in the presence of bromide. Bromate has also been found in water treated with chlorine in some uncovered reservoirs in LADWP that have elevated bromide levels and are exposed to sunlight. MWD tests for bromate at its Diemer and Jensen Filtration Plants, which use ozone. Weymouth Plant has tested for bromate for less than 12-month period and so RAA is not calculated. All LADWP distribution reservoirs are now shielded with flexible covers or shade balls to minimize bromate formation.

(c) Turbidity is a measure of the cloudiness of water and is a good indicator of water quality and filtration performance. High turbidity can hinder the effectiveness of disinfectants. The Primary Drinking Water Standard for turbidity (included in this table) at water filtration plants is less than or equal to 0.3 NTU in at least 95 percent of the measurements taken in any month and shall not exceed 1.0 NTU at any time. The reporting requirement for treatment plant turbidity is to report the highest single measurement in the calendar year as well as the lowest monthly percentage of measurements that are less than or equal to 0.3 NTU.

(d) Radiological monitoring is performed in cycles of various frequencies in LADWP for treated sources water and at the blend points. Monitoring for Gross Alpha Particle Activity is performed in six year cycle and was conducted in 2016. Monitoring of Combined Radium-226 and Radium-228 is performed in three year cycle and was conducted in 2019. Monitoring of Gross Beta Particle Activity, Strontium-90, Tritium and Uranium is performed annually. MWD conducted all radiological monitoring in 2020.

TABLE I (CONT'D)

Calendar Year 2020 Water Quality Monitoring Results

Health-based Primary Drinking Water Standards (MCLs)

Substances Detected in Treated Water and Reported on Citywide Basis

Substances	Major Sources in Drinking Water	Units	Meets Primary Standard (YES/NO)	State Primary Standard MCL or (MRDL)	State PHG / (MRDLG)	Average	Range
Bromate (uncovered reservoirs)	Byproduct of ozone disinfection; formed under sunlight for chlorinated water	µg/L	YES	10	0.1	HRAA = <1 (a)	Range = <1
Chlorine Residual, Total	Drinking water disinfectant added for treatment	mg/L	YES	(4)	(4)	HRAA = 1.9 (a)	Range = 1.8 – 2.0
Copper (at-the-tap) Action Level = 1300 (e)	Internal corrosion of household water plumbing systems	µg/L	YES	TT	300	90th Percentile value = 394	"Number of samples exceeding AL = 0 out of 100"
Fluoride	Erosion of natural deposits; water additive that promotes good dental health	mg/L	YES	2	1	Average = 0.7	Range = 0.7 - 0.9
Haloacetic Acids (Five) (HAA5)	Byproduct of drinking water disinfection	µg/L	YES	60	none	HLRAA = 11 (f)	Range = 3 – 12
Lead (at-the-tap) Action Level = 15 (e)	Internal corrosion of household water plumbing systems	µg/L	YES	TT	0.2	90th Percentile value = 5.0	"Number of samples exceeding AL = 1 out of 100"
Total Coliform Bacteria	Naturally present in the environment	% Positives	YES	≤5% of monthly samples are coliform positive	0	Highest monthly % positive samples = 0.7%	Range = % positive samples 0% – 0.7%
Total Trihalomethanes (TTHM)	Byproduct of drinking water disinfection	µg/L	YES	80	none	HLRAA = 27 (f)	Range = 7 - 29

(a) Values reflect Highest Running Annual Average (HRAA). HRAA is the highest of all Running Annual Averages (RAAs) in the reported calendar year. RAA is a calculated average of all samples collected within the previous 12-month period, which may include test data from the previous calendar year. HRAA may be higher than the range, which is based on the test data in the reported calendar year.

(e) At-the-tap monitoring of lead and copper is conducted as required by the federal Lead and Copper Rule. A system is out of compliance if the federal Action Level is exceeded in more than 10 percent of all samples collected at the customers' tap. The most recent monitoring was conducted in 2020. Although the City's treated water has little or no detectable lead, studies were conducted and corrosion control implementation started. A corrosion control study was completed in 2019 which found that LADWP's corrosion control treatment is optimized and that it does not require the continued addition of a corrosion inhibitor.

(f) The federal Stage 2 Disinfectants/Disinfection Byproducts Rule (Stage 2 D/DBPR) requires compliance monitoring and reporting for total trihalomethanes (TTHM) and five haloacetic acids (HAA5) based on Locational Running Annual Averages (LRAAs) of established monitoring locations. The Highest Locational Running Annual Averages (HLRAAs) of all LRAAs in the current calendar year for TTHM and HAA5 are reported.

TABLE II

Calendar Year 2020 Water Quality Monitoring Results Aesthetic-based Secondary Drinking Water Standards (SMCLs) Substances Detected in Treated Water

Substances	Major Sources in Drinking Water	Units	Meets Secondary Standard (YES/NO)	State SMCL or Federal (SMCL)	"Los Angeles Aqueduct Filtration Plant"		"Northern Combined Wells"		"Southern Combined Wells"		"MWD Weymouth Plant"		"MWD Diemer Plant"		"MWD Jensen Plant"	
					Average	Range	Average	Range	Average	Range	Average	Range	Average	Range	Average	Range
Aluminum	Erosion of natural deposits; residue from some surface water treatment processes	µg/L	YES	200	<50	<50	<50	<50	<50	<50 - 91	149 (a)	80 - 210	137 (a)	<50 - 260	116 (a)	<50 - 220
Chloride	Runoff / leaching from natural deposits; seawater influence	mg/L	YES	500	37	32 - 46	41	32 - 45	41	37 - 89	93	93	94	93 - 94	52	51 - 54
Color, Apparent (unfiltered)	Naturally-occurring organic materials	ACU	YES	15	4	3 - 4	4	3 - 4	4	<3 - 5	1	1	1	1	2	1 - 3
Iron	Discharge from steel/ metal, plastic, and fertilizer factories	µg/L	YES	300	<20	<20	<20	<20	<20	<20 - 41.5	<20	<20	<20	<20	<20	<20
Odor	Naturally-occurring organic materials	TON	YES	3	<1	<1	<1	<1	<1	<1	2	2	2	2	2	2
pH	Naturally-occurring dissolved gases and minerals	Unit	YES	6.5 - 8.5	7.7	7.0 - 8.5	7.9	6.9 - 8.7	7.9	7.0 - 8.7	8.1	8.1	8.1	8.1	8.4	8.4
Specific Conductance	Substances that form ions when in water; seawater influence	µS/cm	YES	1600	357	270 - 750	535	290 - 780	535	300 - 780	966	963 - 968	970	964 - 975	460	451 - 468
Sulfate (as SO4)	Runoff / leaching from natural deposits	mg/L	YES	500	34	30 - 42	48	39 - 69	48	39 - 204	213	211 - 215	216	215 - 217	54	53 - 56
Total Dissolved Solids (TDS)	Runoff / leaching from natural deposits	mg/L	YES	1000	215	205 - 234	288	220 - 412	288	220 - 572	590	587 - 593	592	582 - 603	260	255 - 264
Turbidity (g)	Soil runoff	NTU	YES	5	<0.1	<0.1 - 0.1	0.1	<0.1 - 0.3	0.1	<0.1 - 0.3	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Zinc	Runoff / leaching from natural deposits; industrial waste	µg/L	YES	5000	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50

(a) Values reflect Highest Running Annual Average (HRAA). HRAA is the highest of all Running Annual Averages (RAAs) in the reported calendar year. RAA is a calculated average of all samples collected within the previous 12-month period, which may include test data from the previous calendar year. Hence, HRAA may be higher than the range, which is based on the test data in the reported calendar year.

(g) The Secondary Maximum Contaminant Level for turbidity of treated water in the distribution system is 5 NTU at the entry points to the distribution system.

TABLE III

Calendar Year 2020 Water Quality Monitoring Results

Unregulated Drinking Water Substances Detected in Treated Water

Substances	Major Sources in Drinking Water	Units	State MCL (PHG)	"Los Angeles Aqueduct Filtration Plant"		"Northern Combined Wells"		"Southern Combined Wells"		"MWD Weymouth Plant"		"MWD Diemer Plant"		"MWD Jensen Plant"	
				Average	Range	Average	Range	Average	Range	Average	Range	Average	Range	Average	Range
Alkalinity, Total (as CaCO3)	Erosion of natural deposits	mg/L	none	94	89 - 100	104	94 - 124	104	94 - 198	118	118 - 119	118	117 - 120	82	79 - 86
Ammonia + Chloramines (as N)	Drinking water disinfectant added for treatment	mg/L	none	0.4	0.4	0.5	0.3 - 0.9	0.5	0.3 - 0.9	NA	NA	NA	NA	NA	NA
Bicarbonate Alkalinity (as CaCO3)	Naturally-occurring dissolved gas; erosion of natural deposits	mg/L	none	114	108 - 121	128	115 - 152	128	115 - 242	NA	NA	NA	NA	NA	NA
Boron NL = 1000	Erosion of natural deposits	µg/L	none	377	345 - 423	327	298 - 339	327	142 - 339	130	130	130	130	170	170
Bromide	Runoff / leaching from natural deposits; seawater influence	µg/L	none	60	40 - 90	70	30 - 110	70	30 - 200	NA	NA	NA	NA	NA	NA
Calcium	Erosion of natural deposits; natural hot springs	mg/L	none	25	24 - 26	37	28 - 54	37	28 - 84	65	65	66	65 - 67	26	25 - 27
Chromium, Hexavalent	Industrial discharge; erosion of natural deposits	µg/L	(0.02)	<0.1	<0.1	0.2	0.1 - 0.6	0.2	0.1 - 2.4	<1	<1	<1	<1	<1	<1
Hardness, Total (as CaCO3)	Erosion of natural deposits	mg/L	none	95	90 - 102	139	106 - 204	139	106 - 287	262	256 - 268	265	261 - 269	108	107 - 110
Lithium	Erosion of natural deposits	µg/L	none	58	58 - 59	NT	NT	NT	NT	NA	NA	NA	NA	NA	NA
Magnesium	Erosion of natural deposits	mg/L	none	8	7 - 9	11	8 - 17	11	8 - 26	26	25 - 26	26	25 - 26	12	11 - 12
Phosphate (as PO4)	Erosion of natural deposits, agricultural run-off	µg/L	none	40	<31 - 60	65	43 - 104	60	40 - 100	NA	NA	NA	NA	NA	NA
Potassium	Erosion of natural deposits	mg/L	none	4	3 - 4	4	3 - 4	4	3 - 5	4.6	4.5 - 4.6	4.6	4.5 - 4.7	2.6	2.5 - 2.6
Silica (as SiO2)	Erosion of natural deposits	mg/L	none	17	14 - 19	16	15 - 21	16	11 - 23	NA	NA	NA	NA	NA	NA
Sodium	Erosion of natural deposits	mg/L	none	39	36 - 43	38	33 - 42	38	33 - 91	95	93 - 97	96	93 - 98	47	46 - 48
Temperature	Natural seasonal fluctuation	°C	none	17	9 - 28	19	11 - 31	19	11 - 31	NA	NA	NA	NA	NA	NA
Total Coliform	Naturally present in the environment	NUM/100mL	(0)	<1	<1	<1	<1 - 58	<1	<1 - 58	NA	NA	NA	NA	NA	NA
Vanadium NL = 50	Erosion of natural deposits	µg/L	none	<3	<3	<3	<3	<3	<3 - 3	<3	<3	<3	<3	<3	<3

Unregulated Contaminant Monitoring Rule

The Unregulated Contaminant Monitoring Rule (UCMR) is a special program developed by the U.S. EPA that requires public water systems to monitor up to 30 selected contaminants of emerging concerns (CECs) once every five years.

During the fourth UCMR (UCMR4), LADWP monitored 29 unregulated contaminants. The contaminants monitored were total microcystins, microcystin-LA, microcystin-LF, microcystin-L, microcystin-LY, microcystin-RR, microcystin-YR, nodularin, anatoxin-a, cylindrospermopsin, germanium, manganese, alpha-hexachlorocyclohexane, chlorpyrifos, dimethipin, ethoprop, profenofos, tebuconazole, total permethrin (cis- & trans-), tribufos, oxyfluorfen, HAA5, HAA6Br, HAA9, 1-butanol, 2-methoxyethanol, 2-propen-1-ol, butylated hydroxyanisole, o-toluidine and quinolone.

Most of the contaminants were not detected. Table IV below provides the contaminants that were detected during UCMR4. Contaminants that were detected were lower than the MCLs. Algal bloom and cyanotoxin were monitored at the source locations for each sampling event, and were not detected.

TABLE IV Calendar Year 2020 Water Quality Monitoring Results
The Fourth U.S. EPA Unregulated Contaminant Monitoring Rule (UCMR4)
Substances Detected In Treated Water

Substances	Units	Meets MCL or NL (YES / NO)	State Primary Standard MCL or (NL)	State PHG or Federal (MCLG)	San Fernando Valley				Central LA		Western LA		Harbor/Eastern LA	
					Los Angeles Aqueduct Filtration Plant		Northern Combined Wells		Southern Combined Wells		Los Angeles Aqueduct Filtration plant		Distribution System Sampling Locations	
					Average	Range	Average	Range	Average	Range	Average	Range	Average	Range
Bromide	mg/L	NA	NA	NA	0.06	0.04 - 0.09	0.07	0.03 - 0.11	0.07	0.03 - 0.2	0.06	0.04 - 0.09	NT	NT
Manganese NL = 500	µg/L	YES	(500)	NA	<0.4	<0.4 - 0.45	0.76	0.55 - 0.87	0.76	0.70 - 0.82	<0.4	<0.4 - 0.45	1.34	0.60 - 1.86
Total Organic Carbon (TOC)	mg/L	NA	NA	NA	1.6	1.5 - 1.7	1.3	1.1 - 1.6	1.3	0.3 - 2.2	1.6	1.5 - 1.7	7	4.4 - 12.8
HAA5	µg/L	YES	60	NA	3.3 (h)	1.9 - 4.4 (h)	3.3 (h)	1.9 - 4.4 (h)	3.6 (h)	2.7 - 5.0 (h)	4.0 (h)	2.7 - 7.4 (h)	6.0 (h)	5.3 - 7.0 (h)
HAABr6	µg/L	NA	NA	NA	2.1 (h)	1.0 - 3.7 (h)	2.1 (h)	1.0 - 3.7 (h)	2.7 (h)	2.2 - 3.8 (h)	2.6 (h)	1.5 - 4.6 (h)	3.7 (h)	3.3 - 4.3 (h)
HAA9	µg/L	NA	NA	NA	1.5 (h)	0.8 - 2.9 (h)	1.5 (h)	0.8 - 2.9 (h)	1.6 (h)	1.1 - 2.4 (h)	1.8 (h)	1.2 - 3.7 (h)	3.3 (h)	2.8 - 4.3 (h)

(h) For UCMR4 sampling, LADWP used the same established sampling locations as used for the Stage 2 Disinfectants/Disinfection By-Products Rule compliance monitoring. HAA5, HAABr6 and HAA9 were based on locational averages. These sample points are located throughout LADWP's distribution system. Data has been grouped by geographical area for the HAA results.



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Senior Assistant General Manager, Water System

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Ann Santilli
Chief Financial Officer

General Information

This annual Drinking Water Quality Report (also known as a Consumer Confidence Report) is required by the California State Water Resources Control Board, Division of Drinking Water (SWRCB-DDW) and is prepared in accordance with their guidelines. The report is available online at www.ladwp.com/waterqualityreport. Copies may be requested by calling (213) 367-3182.

LADWP, the largest municipal utility in the nation, was established more than 100 years ago and provides a safe, reliable water and power supply to the city's more than 4 million residents and businesses. LADWP is governed by a five-member Board of Water and Power Commissioners, appointed by the Mayor and confirmed by the City Council. The Board meets regularly on the second and fourth Tuesdays of each month at 10:00 a.m.

Meetings are held at:

Los Angeles Department of Water and Power
111 North Hope Street, Room 1555H
Los Angeles, CA 90012-2694

The meeting agenda is available to the public on the Thursday prior to the week of the meeting. You can access the Board agenda and view the meetings live online at www.ladwp.com/board or by calling (213) 367-1351.

For general information about LADWP, call (800) 342-5397 or visit www.ladwp.com.

For questions regarding this report, please call the Water Quality Hotline at (213) 367-3182.

THIS MESSAGE IS FOR NON-ENGLISH SPEAKING LADWP CUSTOMERS

This report contains important information about your drinking water. If you have any questions regarding this report, ask someone to translate it for you.

Spanish

Este informe contiene información importante sobre su agua potable. Si tiene alguna pregunta sobre este informe, por favor pídale a alguien que lo traduzca por usted.

Arabic

“هذا التقرير يحتوي على معلومات مهمة تتعلق بمياه الشفة (أو الشرب).
ترجم التقرير، أو تكلم مع شخص يستطيع أن يفهم التقرير.”

Armenian Այս հաշվետվությունը պարունակում է կարևոր տեղեկատվություն ձեր խմելու ջրի մասին: Թարգմանե՛ք այն, կամ խոսե՛ք որևէ մեկի հետ, ով հասկանում է դրա բովանդակությունը:

Croatian

Ovo izvješće sadrži važne informacije o vašoj vodi za piće.
Neka ga neko prevede ili razgovarajte s nekim tko ga je u stanju pročitati.

Chinese

此份有關您的飲用水質報告，內有重要資料和訊息。假如您對此報告有任何疑問，請找人為您翻譯及解釋清楚。

Farsi (Persian)

این اطلاعیه شامل اطلاعات مهمی راجع به آب آشامیدنی است. اگر نمیتوانید این اطلاعات را به زبان انگلیسی بخوانید لطفاً از کسی که میتواند برای بگيريد تا مطالب را برای شما به فارسی ترجمه کند.

French

Cé rapport contient des information importantes concernant votre eau potable. Veuillez traduire, ou parlez avec quelqu' un qui peut le comprendre.

German

Dieser Bericht enthält wichtige Information über Ihr Trinkwasser. Bitte übersetzen Sie ihn oder sprechen Sie mit jemandem, der ihn versteht.

Gujarati

આ અહેવાલ આપના પીવાના પાણી વિશે અગત્યની માહિતી ધરાવે છે. તેનું ભાષાંતર કરો, અથવા તે સમજીતું કોઇ તેવી કોઇ વ્યક્તિ સાથે વાત કરો.

Greek

Η κατορθέν αναφορά παρουσιαζει σπουδαιες πληροφορειες για το ποσιμο νερο σας. Πρακακλω να το μεταφρασετε η να το σξολειασετε με κατοιον που το καταλαβαινη απολητως.

Hebrew

הדו"ח הזה מכיל מידע חשוב לגבי מי השתייה שלך. תרגם את הדו"ח או דבר עם מישהו שמבין אותו.

Hindi

यह सूचना महत्वपूर्ण है ।
कृपा करके किसी से :सका अनुवाद करायें ।

Hungarian

Ez a jelentés fontos információt tartalmaz az Ön által fogyasztott ivóvízről. Fordítsa le, vagy beszéljen valakivel, aki megérti.

Italian

Questo rapporto contiene informazioni importanti che riguardano la vostra acqua potabile. Traducetelo, o parlate con una persona qualificata in grado di spiegarvelo.

Japanese

この情報は重要です。
翻訳を依頼してください。

Khmer

(Cambodian)

របាយការណ៍នេះមានព័ត៌មានសំខាន់ៗ
អំពីគុណភាពទឹក ។ សូមបកប្រែ
ឬពិគ្រោះជាមួយអ្នកដែលមើលយល់
របាយការណ៍នេះ ។

Korean

이 안내는 매우 중요합니다.
본인을 위해 번역인을 사용하십시오.

Polish

Ta broszura zawiera wazne informacje dotyczace jakosci wody do picia. Przetlumacz zawartosc tej broszury lub skontaktuj sie z osoba ktora pomoze ci w zrozumieniu zawartych informacji.

Portuguese

Este relatório contém informações importantes sobre a água que você bebe. Traduza-o ou converse a respeito dele com alguém que entenda o documento.

Russian

Этот отчет содержит важную информацию о вашей питьевой воды. Переведите его или поговорите с тем, кто это понимает.

Serbian

Ovaj izveštaj sadrži važne informacije o vašoj vodi za piće.
Neka ga neko prevede ili razgovarajte sa nekim ko može da ga pročita.

Tagalog

Mahalaga ang ulat na ito ukol sa inyong tubig inumin. Para sa karagdagang impormasyon, mangyaring ipasalin ito sa salitang Tagalog.

Thai

รายงานนี้ประกอบด้วยข้อมูลที่สำคัญเกี่ยวกับน้ำดื่มของคุณ หากคุณไม่สามารถเข้าใจเนื้อหาโปรดพูดคุยกับผู้ที่เกี่ยวข้องในรายงานนี้

Urdu

اس رپورٹ میں آپ کے پینے کے پانی کے بارے میں اہم معلومات ہے۔ اس کا ترجمہ کریں، یا کسی ایسے شخص سے بات کریں جو اسے سمجھ سکے۔

Vietnamese

Chi tiết này thật quan trọng.
Xin nhờ người dịch cho quý vị.



ASTM E-1527-13 PHASE I ENVIRONMENTAL SITE ASSESSMENT PRE-SURVEY QUESTIONNAIRE AND DISCLOSURE STATEMENT

Site Contact: Please complete this questionnaire before the Consultant's site visit. For those questions that are not applicable to the subject please respond with an "N/A". This document must be signed by the Owner or his/her representative (Item No. 2). If you have any questions about how to answer any of the questions please call EDI. If additional pages for response are necessary please attach them to this form. Clearly mark all references to the appropriate question number(s). This document and your written response to same will be an exhibit in EDI's report.

1. PROPERTY INFORMATION:

Property Name: Not completed by Owner or Owner's Representative		
Property Address:		
City	State	Zip
Assessor's Parcel Number:		

2. COMPLETED BY

Signature	Date
Printed Name	Title

3. ASTM-REQUIRED INQUIRIES

Property Owner:	
Name:	Phone: Fax:
Key Site Manager (Site contact):	
Name:	Phone: Fax:
If not residential Property, please provide list of tenants, including contact names and phone numbers.	
Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law. If so, please documents along with completed questionnaire to EDI	☐ Yes ☐ No
Are you aware of any Activity Use Limitations (AULs) such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? If so, please send documents along with completed questionnaire to EDI	☐ Yes ☐ No
Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?	☐ Yes ☐ No
Do you have any specialized knowledge that would be material in identifying recognized environmental conditions in connection with the Property?	☐ Yes ☐ No
Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the Property?	☐ Yes ☐ No
Are you aware if commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example: Do you know the past use of the property? Do you know specific chemicals that are present	☐ Yes ☐ No

Please return completed form and any attachments via fax to:
EDI Consultants, Inc., 211 1 S. Western Ave., Suite 1, Torrance, CA 90501
Telephone: 310-832-2300 Fax: 310-362-8843

or once were present at the property? Do you know of spills or other chemical releases that have taken place at the property? Do you know of any environmental cleanups that have taken place at the property?	
Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?	☐ Yes ☐ No
Please attach explanation of all affirmative answers.	
8) Please state reason for procuring this Phase 1 ESA: ☐ Qualify for Innocent Landowner defense to CERCLA Liability. ☐ Other: (state below)	

4. PLEASE PROVIDE A GENERAL SITE DESCRIPTION BY COMPLETING THE FOLLOWING TABLE:

Legal description/ boundary survey/ plat available (please send to EDI if "yes")	☐ Yes ☐ No
Total Property Size	
Total number of buildings	
Total square footage of buildings	
Date of construction	
Dates of significant renovation	
Waste water discharge ☐ Municipal Sanitary Sewer ☐ On-site septic system ☐ Other	
Potable water source ☐ Community Water Supplier ☐ On-site well ☐ Other	
Please describe prior use of property, if known:	

5. PREVIOUS INVESTIGATIONS:

Have any previous environmental investigations been performed at the site? ☐ Yes ☐ No	
INVESTIGATION TYPE If yes, please describe conclusions, and attach copy of report(s)	
☐ Phase 1 ESA	
☐ Phase 2 ESA	
☐ Tank Tightness Testing	

Have any previous environmental investigations been performed at the site? ☐ Yes ☐ No	
INVESTIGATION TYPE If yes, please describe conclusions, and attach copy of report(s)	
☐	Asbestos Survey/ O&M
☐	Radon
☐	Lead-based Paint
☐	Lead in Water
☐	Operations & Maintenance Plan(s)
☐	Other

6. ON SITE OPERATIONS

Are you aware of any of the following conditions, either past or present, on the site?		
Condition	Response	If yes, please describe
1. Stored Chemicals	☐ Yes ☐ No	
2. Underground Storage Tanks	☐ Yes ☐ No	
3. Aboveground Storage Tanks	☐ Yes ☐ No	
4. Spills or Releases	☐ Yes ☐ No	
5. Dump Areas/ Landfills	☐ Yes ☐ No	
6. Waste Treatment Systems	☐ Yes ☐ No	
7. Clarifies/ Separators	☐ Yes ☐ No	
8. Air stacks/ Vents/ Odors	☐ Yes ☐ No	
9. Floor Drains/Sumps	☐ Yes ☐ No	
10. Stained Soil/ Impacted Vegetation	☐ Yes ☐ No	
11. On-site OWNED Electrical Transformers	☐ Yes ☐ No	
12. Hydraulic lifts/ Elevators	☐ Yes ☐ No	
13. Dry Cleaning Operations	☐ Yes ☐ No	
14. Wetlands/ Flooding	☐ Yes ☐ No	
15. Oil/ Gas/ Water/ Monitoring Wells	☐ Yes ☐ No	
16. Environmental Cleanups	☐ Yes ☐ No	
17. Environmental Permits	☐ Yes ☐ No	If yes , please describe and ATTACH ALL COPIES of permits. Please attach last three waste manifests.
a) Industrial Discharge	☐ Yes ☐ No	
b) POTW (NPDES)	☐ Yes ☐ No	
c) Hazardous Waste Generator	☐ Yes ☐ No	
d) Air Quality	☐ Yes ☐ No	
e) Flammable Materials	☐ Yes ☐ No	
f) AST/UST	☐ Yes ☐ No	

Are you aware of any of the following conditions, either past or present, on the site?		
Condition	Response	If yes, please describe
g) Waste Manifest(s)	☐ Yes ☐ No	
h) Other	☐ Yes ☐ No	

7. OFF SITE ENVIRONMENTAL CONCERNS

Are you aware of any of the following conditions, either past or present, Adjacent to the site?		
Condition	Response	If yes, please describe
Gasoline Stations	☐ Yes ☐ No	
Dry Cleaners	☐ Yes ☐ No	
Industrial Uses	☐ Yes ☐ No	
Other	☐ Yes ☐ No	

Appendix J - Personnel Profile

SUMMARY OF EXPERIENCE

Brian Tang is a Senior Project Manager at EDI Consultants, Inc. (EDI) in Torrance, California. Mr. Tang has more than 6 year of experience in projects involving due diligence environmental site assessments, property condition assessments, data management, Geographic Information Systems (GIS), subsurface investigations of soil and groundwater contamination, environmental and geotechnical engineering projects for high profile clients throughout the nation.

At EDI, Mr. Tang manages a team performing Phase I and II Environmental Site Assessments, Property Condition Assessments, and other environmental risk assessments for major U.S. banks and lending institutions throughout the nation. In addition, he prepares and reviews technical documents for Phase I and II Environmental Site Assessments.

Mr. Tang is an Environmental Professional who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases on, at, in, or to a property, sufficient to meet the objectives and performance factors. As an Environmental Professional, Mr. Tang must hold a current Professional Engineer's or Professional Geologist's license or registration from a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) and have the equivalent of three (3) years of full-time relevant experience; or (ii) be licensed or certified by the federal government, a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) to perform environmental inquiries and have the equivalent of three (3) years of full-time relevant experience; or (iii) have a Baccalaureate or higher degree from an accredited institution of higher education in a discipline of engineering or science and the equivalent of five (5) years of full-time relevant experience; or (iv) have the equivalent of ten (10) years of full-time relevant experience.

RELEVANT PROJECT EXPERIENCE**Phase I & Phase II Environmental Site Assessments, Nationwide**

Project Manager of Phase I and Phase II environmental site assessments for industrial and commercial real estate as well as multifamily dwellings for major U.S. banks and lending institutions throughout the nation. Conducted subsurface investigations of soil, groundwater and soil vapor contamination to assess and determine the need for further investigation and/or remediation as well as underground storage tank removals, cleanup and coordination with local and State governmental agencies for closure of same.

Property Condition Assessments, Nationwide

Project manager for more than 100 property condition assessments (PCAs) for a wide range of clients throughout the western United States. PCAs provide reliable and detailed information on the building's operating systems, overall design and architectural features, and any signs of material physical deterioration or functional obsolescence that could detract from the building's potential to generate income. In addition, he has examined the impact of local zoning regulations, building codes, and any special hazards that may affect the income stability of the property.

EDUCATION

B.S. Environmental Engineering, University of California, Irvine, 2013

Undergraduate Experience**Well Water Treatment**

The purpose of this project is to design two shallow ground water wells for the City of Corona to reduce the demand on the Colorado River by 3,600 acre-ft per year. The project includes the design of an 11,500 ft pipeline to transport the raw well water as well as a treatment facility to treat for turbidity, nitrates, and perchlorates.

Site Planning Report

The goal of this project is to complete a Site Planning Report in compliance of the City of Irvine General Plan for the development of a 1,200 acre planning area centered on a transportation theme of alternative fuels. The planning area is composed of 3,200 dwelling units, a shopping center, a high school, recreational parks and open space to support a population of about 13,000 residents.

PROFESSIONAL REGISTRATIONS/CERTIFICATIONS

Environmental Professional

Board for Professional Engineers, Land Surveyors, and Geologist – Certified Engineer-in-Training (EIT)

SUMMARY OF EXPERIENCE

Darrin Domingo is the Principal and founder of EDI Consultants, Inc. (EDI) in Torrance, California. Mr. Domingo has more than 27 years of experience in projects involving due diligence environmental site assessments, property condition assessments, data management and database design, Geographic Information Systems (GIS), cost engineering, subsurface investigations of soil and groundwater contamination, and environmental and geotechnical engineering projects including civil and remediation design.

RELEVANT PROJECT EXPERIENCE

Various Clients, Phase I, Phase II Environmental Site Assessments, Nationwide. Project manager for more than 5,000 combined Phase I, Phase II environmental site assessments for industrial and commercial real estate as well as multifamily dwellings for major U.S. banks and lending institutions throughout the nation. Conducted subsurface investigations of soil, soil gas and groundwater contamination to assess and determine the need for further investigation and/or remediation as well as underground storage tank removals, cleanup and coordination with local and State governmental agencies for closure of same.

Various Clients, Property Condition Assessments, Nationwide. Project manager for more than 100 property condition assessments (PCAs) for a wide range of clients throughout the western United States. PCAs provide reliable and detailed information on the building's operating systems, overall design and architectural features, and any signs of material physical deterioration or functional obsolescence that could detract from the building's potential to generate income. In addition, he has examined the impact of local zoning regulations, building codes, and any special hazards that may affect the income stability of the property.

SWDiv CLEAN, Environmental Baseline Survey (EBS), El Toro MCAS, California

GIS and database administrator for the Environmental Baseline Survey of over 1000 structures at El Toro MCAS. Prepared comprehensive maps of the MCAS El Toro in a Geographic Information System (GIS), by combining information gathered during the site evaluation with existing and planned information. The GIS was developed in ArcView for GIS analysis and the preparation of maps; and Microsoft Access for the storage and analysis of attribute data. Attribute data was collected in the field via a customized Palm Pilot interface. Responsible for application development of the Palm Pilot EBS Form for data acquisition in the field and seamless downloading of information into the database. Attribute data encompassed site information including pertinent environmental, land use, and watershed data. Also, field sketches and digital photo notes were entered into the Palm Pilot and converted to bitmap images within the database for retrieval of same. Responsible for uploading and management of all data for queries, analyses, and either output for use in the GIS maps; or Report Tables within the EBS.

SWDiv CLEAN, Naval Environmental Data Transfer Standard (NEDTS), El Toro MCAS, California.

GIS and database administrator for groundwater, soil and vapor analytical data. Developed the Navy Environmental Data Transfer Standard (NEDTS) database and Data Management Plan (DMP) for the Southwest Division Comprehensive Long-Term Environmental Action Navy, El Toro Marine Corps Air Station. The NEDTS provides an open, platform independent standard that permits the Navy to describe information to be captured and delivered electronically without imposing any hardware or software requirements on the contracting community. This application automates day-to-day activities of integrating electronic data deliverables (EDD) from analytical laboratories and presenting the information in customized forms and reports. The application is developed utilizing MS Access as the data repository. ESRI's ArcView GIS and Autodesk's Volo View technology are integrated with the database to provide dynamic maps of on-site monitoring wells. A customized switchboard interface allows for automated retrieval of as-built drawings, charts, reports, and GIS views.

Lockheed Martin Corporation, Metadata Reference System, Redlands, California. Lead technical and database administrator for the Metadata Reference System for the Redlands site. Developed records management plan for administration of office-wide project data and records management system for efficient gathering, storage, and retrieval of all related electronic and hardcopy data.

SWDiv RAC, Naval Environmental Data Transfer Standard (NEDTS), Yermo and Nebo Marine Corp Logistics Bases, Barstow, California. Database design and management of the Navy's Southwest Division Remedial Action Contract (SWDiv RAC) databases for both Yermo and Nebo MCLBs. Developed and implemented NEDTS in a client/server architecture (Access 2000/SQL Server) for integration of data into ArcView GIS for mapping and spatial analysis of various subsurface contaminants. Used ESRI's Spatial Analyst and ModelBuilder extensions to map and analyze areas of contaminant influence, delineate plume extents, and generate contours.

New Cure, Inc., OII Landfill MIS/GIS System, Monterey Park, California. GIS Analyst and Database Administrator working in a design-build capacity to facilitate implementation of a remedial cap design for an EPA Superfund site. Provided AutoCAD and LDD civil/remediation design, hazardous waste management via programming and development of the management information system (MIS) using MS Access and the GIS for associated landfill hazardous materials and gases integrating ESRI's ArcView. Conducted environmental modeling and statistical and trend analysis of methane migration via ESRI's ArcView Spatial Analyst and 3D Analyst extensions. In coordination with the landfill gas consultant, designed and implemented the Well Adjustment Decision Tree programmed in Access for automated well adjustments in the field. Created automated data transfer procedure from GEM 2000 units into Access for analyzing gas composition and calculating flow. Trained staff technicians on effective use of the MIS/GIS System, Well Adjustment Decision Tree, as well as data collection and importing procedures.

Owner, Kyoto Plaza, Gardena, California. Operated and maintained soil vapor extraction system at Kyoto Plaza. Collected air (vapor) samples and conducted evaluation of vacuum, influent/effluent data. Developed MS Access data repository, which included but were not limited to integration of historical vapor extraction data into a standardized relational database design. Responsible for data management and modeling.

Southern California Gas Company, PAH Removal and Geotechnical Investigation, Hanford, California. Supervised and managed the removal of PAH-impacted soil, including subsurface investigation, sampling, and recompaction of fill soil. Ensured and designed proper grading of site utilizing Autodesk's Survey.

Home Savings of America, UST Removal and Upgrade, Irwindale, California. Supervised the removal and replacement of underground storage tanks, clarifiers, and hydraulic lifts at the corporate headquarters of Home Savings of America in Irwindale, CA. Also, performed subsurface investigation and confirmation sampling to achieve closure within the required Los Angeles County and state regulations.

Metropolitan Transportation Authority, Geotechnical Oversight for Red Line Segment 2 and 3, Los Angeles/Hollywood, California. Geotechnical engineer responsible for subsurface investigation and construction monitoring of geological conditions via geological/geotechnical mapping at the tunnel face. Performed geotechnical engineering analysis of settlement data in cooperation with land survey teams and staff geologists/geotechs at the tunnel face during tunnel excavation along Hollywood and Vermont Boulevards. Performed laboratory testing and interpretation of soils, field observation, fill testing, geotechnical engineering analysis including slope stability analysis, utilization of AutoCAD for grading and drainage plans, hydrologic analysis, and geotechnical report preparation.

California Department of Transportation (Caltrans), Advanced Public Transportation Systems Group, Los Angeles, California. Provided computer mapping and analysis of traffic data via MapInfo GIS. Created maps using MapInfo in support of various transportation tasks and updated traffic data in the APTS data repository built in MS Access. Assisted in the project management of the Smart Traveler Kiosk Project and the I-110 Vanpool Support Program.

EDUCATION

MBA, Business Administration (emphasis in GIS), University of Redlands, California, 2001
BS, Geography - Ecosystems & Environmental Engineering, University of California, Los Angeles, 1993

PROFESSIONAL REGISTRATIONS/MEMBERSHIPS

Registered Environmental Property Assessor, No. 64277
Certified Hazardous Materials Manager (CHMM), No. 11546
Asbestos Inspector, California, IBFA-370-98
Alliance of Hazardous Materials Professionals (AHMP)
Environmental Bankers Association

SPECIAL TRAINING

OSHA 40-hour Hazardous Waste Operations Training
OSHA 8-hour Hazardous Waste Operations Annual Refresher Training
OSHA 8-hour Hazardous Waste Operations Site Supervisor Training
GIS Management Certificate of Completion, ESRI International User Conference
Environmental Modeling Using Spatial Analyst, Certificate of Completion, ESRI International User Conference
Advanced ArcView Certificate of Completion, ESRI
Database Development and Conversion, URISA Annual Conference and Exposition
RACER (Remedial Action Cost Engineering & Requirements System)

APPENDIX B.2

EDI Consultants,
Preliminary Endangerment Assessment
Screening Letter,
February 11, 2022.

EDI Consultants,
Phase I Environmental Site Assessment,
Single-Family Residences, 129 & 133
N. Poplar Avenue,
Montebello, California 90640
December 23, 2021.

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21151 S. Western Ave., Suite 100 | Torrance, CA 90501 | TEL 310-832-2300 | FAX 310-362-8843 | www.edi-consultants.com

February 11, 2022

Joseph Palombi, Director
City of Montebello
Planning & Community Development Department
1600 W Beverly Blvd.
Montebello, CA 90640

RE: **Phase I Environmental Site Assessments**
116, 128 & 136 Poplar Avenue and 129 & 133 Poplar Ave., Montebello, CA 90640
EDI Project Nos. 221-0741 and 221-0789

Dear Mr. Palombi:

EDI Consultants, Inc. ("EDI") prepared Phase I Environmental Site Assessments ("Reports") for the above-mentioned properties (the "Project").

EDI's Phase I Environmental Site Assessment (ESA) dated December 23, 2021 for the property located at 129 & 133 Poplar Avenue, Montebello, CA revealed no evidence of known Recognized Environmental Conditions (RECs) in connection with the Subject Property. In addition, EDI's Phase I ESA dated November 8, 2021 for the property located at 116, 128 & 136 Poplar Avenue, Montebello, CA revealed no evidence of known RECs in connection with the Subject Property.

As such, it is EDI's professional opinion that a Preliminary Endangerment Assessment (PEA) under DTSC oversight is not warranted for the Project based on the findings and conclusions in EDI's Phase I ESAs which indicate that no RECs were identified on site nor with the surrounding properties.

EDI recognizes that the City of Montebello will utilize the Reports for the purposes of assessing the environmental risk inherent in the contemplated development of the Subject Property. EDI certifies that the Reports were prepared in accordance with the due diligence practices as delineated by the American Society for Testing and Materials (ASTM). Attached please find a copy of our insurance certificate documenting our professional errors and omissions coverage.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Domingo", is written over a horizontal line.

Darrin A. Domingo, MBA, REPA, CHMM
Principal - EDI Consultants, Inc.



EDICONS-01

RIRIZARRY

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/21/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0757776 La Palma, CA - HUB International Insurance Services Inc. 6 Centerpointe Drive Suite 350 La Palma, CA 90623	CONTACT NAME: Karen Dempsey PHONE (A/C, No, Ext): (562) 674-2527 FAX (A/C, No): E-MAIL ADDRESS: Karen.Dempsey@hubinternational.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Admiral Insurance Company	24856
INSURED EDI Consultants, Inc. 21151 S. Western Ave., Suite 100 Torrance, CA 90501	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC ☐ OTHER:			FEI-ECC-17746-08	9/19/2021	9/19/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 CONTRACTORS POL \$ 1,000,000
	AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liab			FEI-ECC-17746-08	9/19/2021	9/19/2022	Claims Made 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

FOR INFORMATION PURPOSES ONLY

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

PHASE I ENVIRONMENTAL SITE ASSESSMENT



**SINGLE-FAMILY RESIDENCES
129 & 133 N. POPLAR AVE
MONTEBELLO, CALIFORNIA 90640**

EDI Project No. 221-0879

December 23, 2021

Prepared for:

**Magna & Magna, Inc.
1520 WASHINGTON BLVD
MONTEBELLO, CALIFORNIA 90640**



December 23, 2021

Mr. Mark Magna
President
Magna & Magna, Inc.
1520 Washington Blvd
Montebello, California 90640
(310) 963-0749
mark@magnareg.com

Re: **Phase I Environmental Site Assessment**
Single-family Residences
129 & 133 N. Poplar Ave
Montebello, California 90640
EDI Project No. 221-0879

Dear Mr. Magna:

Pursuant to our agreement dated December 10 2021, EDI Consultants, Inc ("EDI") has conducted a Phase I Environmental Site Assessment (ESA) of the above referenced property conforming to the scope and limitations of ASTM Standard E 1527-13. The findings of this assessment are based upon a visual reconnaissance of the Subject Property, interviews with relevant personnel, limited observations of surrounding properties, and a records review including regulatory databases and historical use information. Any exception to, or deletions from, this practice are described in Sections 2.0-2.4 of this report.

The purpose of this Report is to assist Magna & Magna, Inc. in its underwriting of a proposed mortgage loan on the Subject Property described herein.

This report was prepared for and may be relied upon by Magna & Magna, Inc. and its participants, lenders, affiliates, successors, and assigns (collectively, "The Client") with respect to any loan(s) placed on the property described in the report. Any rating agency, issuer or purchaser of any security collateralized or otherwise backed by such loan(s), any servicer (and their collective successors and assigns), any underwriter co-underwriting any such securities, and any institutional provider(s) of any liquidity or credit support for such financings may also rely upon the report. The Client may, at its option, elect to include the report in its entirety in the offering memorandum or other disclosure materials relating to the Securitization (as defined below). We also consent to the inclusion of this report in its entirety in any form, whether in paper or digital format, including any electronic media such as CD-ROM or the internet, in any Prospectus Supplement or other offering document relating to any "Securitization" (defined as an offering of debt securities that, as applicable, are registered with the Securities Exchange Commission pursuant to the Securities Act of 1933, as amended [the "Act"], or are privately placed pursuant to an exemption from the Act, in which the property reported upon may be part of a pool of properties owned by various non-affiliated owners collateralizing such offering) and the filing, if applicable, and the dissemination thereof, and we consent to the reference to our firm under the caption "Experts" in such Prospectus Supplement or other offering document, at The Client's discretion.



CERTIFICATIONS, LIMITATIONS AND STATEMENT OF INDEPENDENCE

This report has been prepared by the staff of EDI for Magna & Magna, Inc. under the professional supervision of the principal and/or senior staff whose seal(s) and signatures appear hereon. Neither EDI, nor any staff member, has any interest or contemplated interest, financial or otherwise, in the subject or surrounding properties, or in any entity that owns, leases, or occupies the subject or surrounding properties or that may be responsible for environmental issues identified during the course of this investigation, and has no personal bias with respect to the parties involved.

The information contained in this report has received appropriate technical review and approval. The conclusions represent professional judgments and are founded upon the findings of the assessments identified in the report and the interpretation of such data based on our experience and expertise according to the existing standard of care. No other warranty or limitation exists, either expressed or implied.

The report was prepared in accordance with Magna & Magna, Inc.'s Phase I Environmental Site Assessment scope of work and the scope and limitations of ASTM Standard E 1527-13 for the use and benefit of Magna & Magna, Inc., its successors, and assignees. It is based, in part, upon documents, writings, and information owned, possessed, or secured by Magna & Magna, Inc.. Neither this report, nor any information contained herein shall be used or relied upon for any purpose by any other person or entity without the express written permission of Magna & Magna, Inc..

Report prepared by:

EDI Consultants

A handwritten signature in black ink, appearing to read "D. Domingo", is positioned above the printed name.

Darrin Domingo, REPA, CHMM
Registered Environmental Property Assessor – No. 642775
Certified Hazardous Materials Manager – No. 11546



Project Summary

Report Section	NFA	Routine Solution	REC	HREC	CREC	OEC	De Minimis	Recommendations
USER PROVIDED INFORMATION	✓							
PAST USES OF SUBJECT PROPERTY	✓							
NOTABLE PAST USES OF ADJACENT PROPERTIES	✓							
OIL CONTAINING EQUIPMENT	✓							
VAPOR ENCROACHMENT CONDITION	✓							
NON-ASTM STANDARD OBSERVATIONS	✓							
SUBJECT PROPERTY REGULATORY REVIEW	✓							
ADJACENT PROPERTIES REGULATORY REVIEW	✓							

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Appendix H - Supporting Documents

Appendix I - Personnel Profile

1.0 INTRODUCTION

EDI Consultants, Inc (“EDI”) conducted a Phase I Environmental Site Assessment (ESA) for the Single-family Residences, located at 129 & 133 N. Poplar Ave, Montebello, California, on December 21, 2021 utilizing currently accepted ESA industry standards in accordance with ASTM E 1527-13, *Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process* and Magna & Magna, Inc.'s (Magna) Environmental Due Diligence requirements. ASTM Standard E-1527-13 constitutes “*all appropriate inquiry*” into the previous ownership and uses of the *property* consistent with good commercial or customary practice” as defined at 42 U.S.C. §9601(35)(B). Exceptions to or deletions from the scope of work are described in [Section 9.4](#).

1.1 OPINIONS AND CONCLUSIONS

1.1.1 RECOGNIZED ENVIRONMENTAL CONDITIONS (RECs)

The assessment has revealed no evidence of known Recognized Environmental Conditions (RECs) in connection with the Subject Property.

1.1.2 CONTROLLED RECOGNIZED ENVIRONMENTAL CONDITIONS (CRECs)

The assessment has revealed no evidence of known Controlled Recognized Environmental Conditions (CRECs) in connection with the Subject Property.

1.1.3 HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS (HRECs)

The assessment has revealed no evidence of known Historical Recognized Environmental Conditions (HRECs) in connection with the Subject Property.

1.1.4 OTHER ENVIRONMENTAL CONSIDERATIONS (OECs)

No known Other Environmental Considerations (OECs) were identified during the course of this assessment.

1.1.5 De MINIMIS CONDITIONS

No known De Minimis Conditions were identified during the course of this assessment.

1.2 RECOMMENDATIONS

No Further Action

2.0 SITE DESCRIPTION OVERVIEW

A description of the key characteristics of the Subject Property is provided below. This description is derived from information provided by the User and information gathered during the site reconnaissance unless otherwise noted. Photographs of the Subject Property and adjacent properties are included in [Appendix A](#). A Site Location Map is included in [Appendix B](#).

2.1 SUBJECT PROPERTY

PROPERTY INFORMATION	
Property Name	Single-family Residences
Address	129 & 133 N. Poplar Ave, Montebello, Los Angeles, California
Subject Property Acreage	Total 0.286 acres
Current Owner	Magna and Magna, Inc.
Current Occupant(s)	Residences
Number of Parcels	Two (2)
Tax ID / Parcel #(s)	6346020012 & 6346020013
Legal Description	Please refer to the Subject Property's Preliminary Title Report (Appendix H) for the complete legal description.

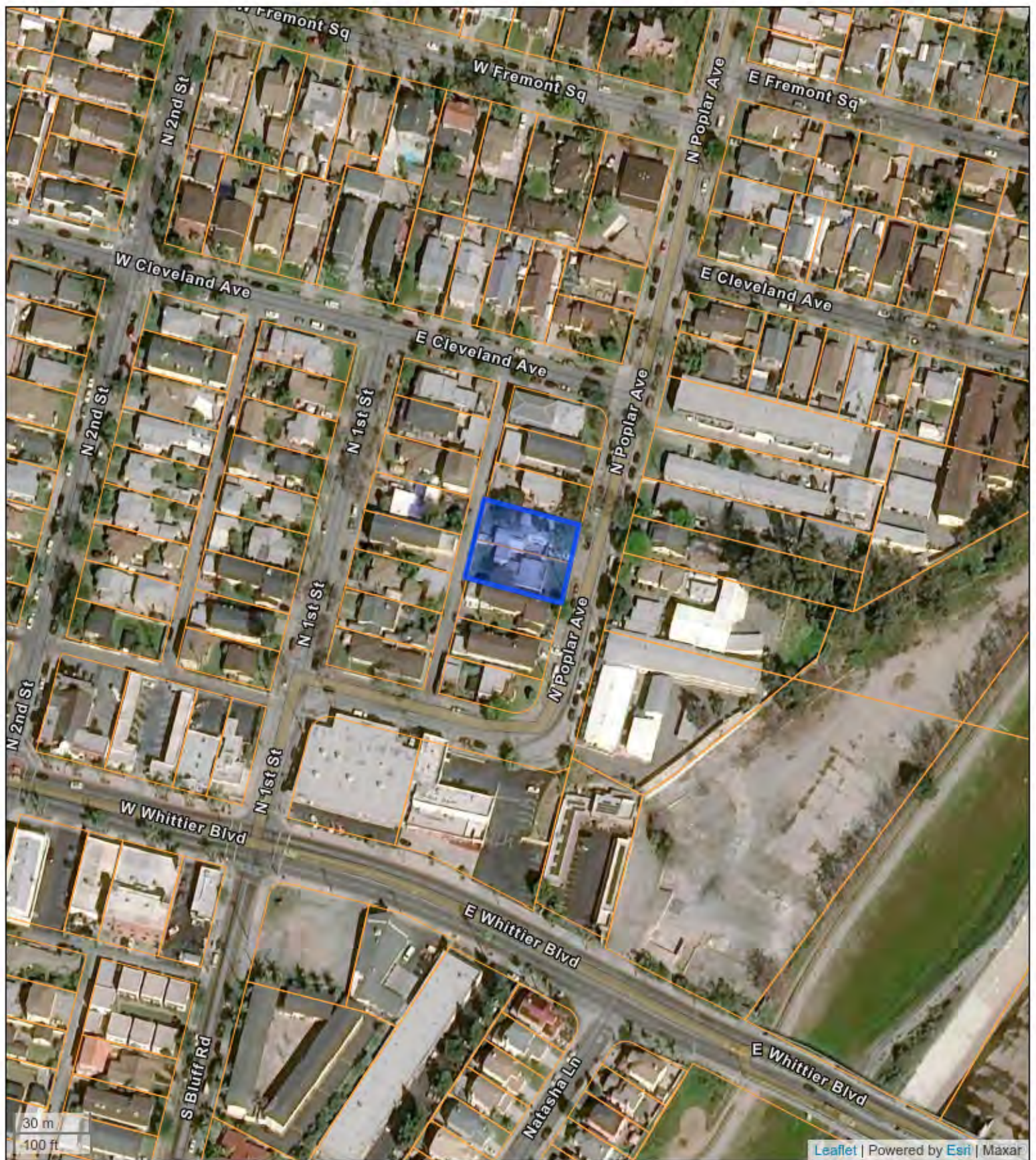


Figure 1 - Site Location Map

129 & 133 N Poplar Avenue

Montebello, CA 90640

EDI Project No.: 221-0879



2.1.1 CURRENT USE OF THE PROPERTY

The Subject Property is developed with Residential. A description of the Subject Property and any building on it and a current tenant list with a short description of their operations is provided below:

PROPERTY FEATURES AND IMPROVEMENTS	
Shape of Parcel(s)	Rectangular
Usage	Residential
Number of Buildings	Two (2)
Stories	Single-story
Construction Date	1927
Square Footage	1,233 and 1,090
Basement/Slab-on-Grade	Slab-on-Grade
Number of Units	Two (2)
Elevators	N/A
Transformers	N/A
Emergency Generators	N/A
Other Improvements	Two detached garages
Property Coverage	Landscaped grounds, Concrete-paved walkways and driveways

The current residential use of the Subject Property does not represent a potential environmental concern.

2.1.2 UTILITIES

SUBJECT PROPERTY UTILITIES	
Electricity	SoCal Edison
Water	City of Montebello
Sanitary Sewer	City of Montebello

SUBJECT PROPERTY UTILITIES	
Natural Gas	SoCal Gas
Solid Waste	City of Montebello

2.2 SITE AND VICINITY GENERAL CHARACTERISTICS

The Subject Property is located in a suburban setting which is characterized by residential development as well as vacant land. The following is a tabulation of surrounding property usage:

Direction	Adjoining Properties	Listed in Regulatory Database
North	Single-family residence (137 North Poplar Avenue)	☐
South	Multi-family residence (127 North Poplar Avenue)	☐
East	Single-family residence (134 North Poplar Avenue)	☐
West	Single-family residence (128 N 1st St)	☐

No adverse surficial environmental conditions were observed on the adjoining properties. Adjacent properties listed in the regulatory database(s), if any, are discussed in [Section 7.1.2](#).

3.0 USER PROVIDED INFORMATION

Pursuant to ASTM E 1527-13, EDI requested the following site information from Magna & Magna, Inc. (User of this report).

Type of Information	User Provided	Issue Identified	Comments
Title Records	Yes	No	Preliminary Title Report dated September 24, 2021 prepared by Old Republic Title Company on behalf of Logix Federal Credit Union. No previous property owners were identified which are suspected of impairing the environmental quality of the Subject Property.
Environmental Liens or Activity and Use Limitations	No		
Specialized Knowledge	No		
Commonly Known or Reasonably Ascertainable Information	No		
Valuation Reduction for Environmental Issues	No		
Previous Reports	No		
Owner, Property Manager, Occupant Information	Yes	No	Magna and Magna, Inc. reportedly owns and manages the Subject Property which is currently occupied by residences.
Reason for Performing the Phase I	Yes	No	This ESA was performed to permit the <i>User</i> to satisfy one of the requirements to qualify for the <i>innocent landowner, contiguous property owner, or bona fide prospective purchaser</i> limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the " <i>landowner liability protections</i> ," or " <i>LLPs</i> ").
ASTM User Questionnaire	No		
Other	No		

EDI considers the lack of environmental liens, AULs, ASTM user questionnaires and owner questionnaires for this resource to be a data gap; however, based on other available resources for the property, the absence of these user-provided items does not represent a significant data gap for the Subject Property.

4.0 ENVIRONMENTAL SETTING

Information regarding hydrological conditions in the region was obtained from review of the following:

- United States Geological Survey (USGS) 7.5 Minute Topographic Map,
- United States Department of Agriculture (USDA) Soil Conservation reports,
- Physical Settings Report (ERIS)
- Ground water contour maps, and
- Local regulatory sources.

4.1 TOPOGRAPHY AND REGIONAL SURFACE WATER

TOPOGRAPHY AND REGIONAL SURFACE WATER	
Elevation (feet above mean sea level)	206 ft
Inferred Groundwater / Surface Water Gradient	South-southeast
Nearest Water Body	Rio Hondo, approximately 479 feet SE
Source (USGS Topographic Quadrangle)	El Monte, California

4.2 GEOLOGY AND HYDROLOGY

GEOLOGY AND HYDROLOGY	
Geologic Formation / Province	Geologic Unit Q
Geologic Description	Quaternary alluvium and marine deposits
Soil Type	Urban land-Azuvin-Montebello complex, 0 to 5 percent slopes

GEOLOGY AND HYDROLOGY	
Soil Description	Map Unit Setting - National map unit symbol: 2pt42 - Elevation: 70 to 1,420 feet - Mean annual precipitation: 14 to 23 inches - Mean annual air temperature: 64 to 66 degrees F - Frost-free period: 355 to 365 days - Farmland classification: Prime farmland if irrigated Map Unit Composition - Urban land: 45 percent - Azuvinia and similar soils: 25 percent - Montebello and similar soils: 20 percent - Minor components: 10 percent Estimates are based on observations, descriptions, and transects of the mapunit.
Groundwater Flow Direction	South-southeast
Approximate Depth to Groundwater	The depth to groundwater beneath the Subject Property is not specifically known

4.3 OIL & GAS EXPLORATION

The on-site reconnaissance addressed oil and gas exploration at the Subject Property. No evidence of oil or gas wells or the drilling of oil and gas wells was observed on site. In addition, EDI's review of the State of California Division of Oil and Gas and Geothermal Resources (DOGGR) online mapping system did not indicate any onsite oil, gas, or geothermal fields on the Subject Property.

It should be noted that a former oil and gas well (API #0403705699) is located approximately 200 feet to the east-northeast of the Subject Property. The former well was plugged with cement and abandoned. Of importance, the historical oil and gas well was properly plugged and abandoned as per California Division of Oil and Gas (CDOG) requirements at the time. Based on the foregoing, this former off-site oil and gas well is not suspected to have impacted the Subject Property.

5.0 HISTORICAL RECORDS REVIEW

EDI attempted to determine the history of the Subject Property dating back to 1940 or first developed use. The following records were available and reviewed:

5.1 HISTORICAL SOURCES REVIEWED

	Aerial Photographs	Fire Insurance Maps	Local Street Directories	Topographic Maps
No coverage available	☐	☐	☐	☐
Prior to 1940	✓	✓	☐	☐
1940 - 1945	☐	☐	☐	☐
1946 - 1950	✓	✓	✓	☐
1951 - 1955	✓	☐	✓	☐
1956 - 1960	✓	☐	☐	☐
1961 - 1965	✓	☐	✓	☐
1966 - 1970	☐	✓	☐	☐
1971 - 1975	✓	☐	✓	☐
1976 - 1980	✓	☐	✓	☐
1981 - 1985	✓	☐	✓	✓
1986 - 1990	✓	☐	✓	☐
1991 - 1995	✓	☐	✓	☐
1996 - 2000	☐	☐	✓	☐
2001 - 2005	✓	☐	✓	☐
2006 - 2010	✓	☐	✓	☐
2011 - 2015	✓	☐	✓	☐
2016 - 2020	✓	☐	✓	☐
Current	☐	☐	☐	☐

5.2 HISTORICAL RECORDS FINDINGS

5.2.1 PAST USES OF SUBJECT PROPERTY

Prior to the construction of the existing improvements in 1927, the Subject Property was undeveloped land from as far back as 1925. Since construction, the development and use of the Subject Property as two (2) single-family residences has remained essentially unchanged.

The previous uses of the Subject Property are described in the table below in intervals where meaningful property changes were noted.

PAST USES OF SUBJECT PROPERTY		
Years	Historical Use	REC Identified
Aerial Photographs		
1928 - 2020	The Subject Property is depicted with 2 of the existing residential buildings and a detached garages.	☐
Fire Insurance Maps		
1925	The Subject Property is depicted as vacant land.	☐
1929 - 1966	The Subject Property is depicted with the two (2) existing residential buildings and a detached garages.	☐
Topographic Maps		
1981	The Subject Property is shaded in pink denoting urban land/developed land.	☐
Local City Directories		
1948 - 1965	129 Smith J A 133 Oldham W G	☐
1972 - 1975	129 XXXX 133 Demille Theora	☐
1995 - 2000	129 Magna Joseph 133 XXXX	☐
2005	129 Garcia Dora & Ruben 133 Carbajal Anita	☐
2008 - 2020	NO LISTING FOUND FOR THIS YEAR	☐

5.2.2 NOTABLE PAST USES OF ADJACENT PROPERTIES

The previous uses of the adjacent properties which warrant mention are described in the table below.

NOTABLE PAST USES OF ADJACENT PROPERTIES			
Years	Historical Use	Historical Source	REC Identified
North			
1925 - 2020	No notable past uses of the north adjacent property were identified indicating a potential environmental concern.	Aerial Photographs Fire Insurance Maps Topographic Maps Local City Directories	☐
South			
1925 - 2020	No notable past uses of the south adjacent property were identified indicating a potential environmental concern.	Aerial Photographs Fire Insurance Maps Topographic Maps Local City Directories	☐
East			
1925 - 2020	No notable past uses of the east adjacent property were identified indicating a potential environmental concern.	Aerial Photographs Fire Insurance Maps Topographic Maps Local City Directories	☐
West			
1925 - 2020	No notable past uses of the west adjacent property were identified indicating a potential environmental concern.	Aerial Photographs Fire Insurance Maps Topographic Maps Local City Directories	☐

6.0 SUBJECT PROPERTY RECONNAISSANCE

As part of the site reconnaissance, EDI looked for evidence of the presence of hazardous substances used, stored, or discarded at and near the Subject Property. A summary of the site reconnaissance is provided below. Locations of pertinent observations are depicted on the figures provided in the appendices of this report. Photographs of pertinent findings and features observed during the site reconnaissance are provided in [Appendix A](#) of this report.

6.1 METHODOLOGY & LIMITATIONS

The Subject Property site reconnaissance was conducted in a systematic manner focusing initially on the exterior, which was surveyed in a grid pattern. The following spaces were visually and physically observed: Subject Property exteriors as well as adjoining and surrounding properties. Given the current COVID-19 pandemic, interior access to occupied units was not made available due to safety and health concerns of property management and staff in addition to the State's stay-in-place order that was in effect as of the inspection date. A tour of the common hallways and all exterior improvements was performed. Where access to portions of the Subject Property or to structures on the Subject Property was unavailable or limited, EDI renders no opinion as to the presence of petroleum products or hazardous substances in that portion of the Subject Property or structure. In addition, EDI renders no opinion as to the presence of, or indirect evidence relating to, petroleum products or hazardous substances where direct observation of the interior walls, floor, or ceiling of a structure was obstructed by objects or coverings on or over these surfaces.

The following spaces were visually and physically observed and when reasonably accessible:

- Subject Property interiors
- exteriors
- mechanical
- electrical rooms
- adjoining and surrounding properties

There were no notable portions of the Subject Property excluded from this survey.

Site Reconnaissance Date	December 21, 2021
Assessor	Raymond Hashimoto
Weather	63°F; Cloudy
Limiting Conditions	None
Key Site Contact(s); Title	Mark Magna; Subject Property Owner

A Pre-Survey Questionnaire to be filled out and returned to EDI by someone knowledgeable about the site was provided to Mr. Magna, Subject Property Owner. A copy of the completed Pre-Survey Questionnaire is provided in Appendix D.

6.2 INTERVIEWS

The following information was provided by individuals contacted by EDI in connection with the Subject Property. Findings from these interviews are discussed in the appropriate sections in this report.

INTERVIEW COMMENTS		
Contact	Relation to Subject Property	Details of Conversations
Mark Magna	Subject Property Owner	Mr. Magna was not present during the time of the inspection. As part of this Assessment, Mr. Magna had completed an Environmental Questionnaire (Section H). Based on the information requested in the questionnaire, Mr. Magna indicated that no existing RECs, deficiencies, or other environmentally related problems are known to exist at the Subject Property.

6.3 OBSERVATIONS

The following tables summarize items on which the survey of interior and exterior areas of the Subject Property focused. If noted, the item is discussed in detail in Sections below:

Item	Noted-Interior	Noted - Exterior	Location
Processes that generate petroleum products or hazardous substances	☐	☐	
Unusual odors	☐	☐	
Pools of liquid	☐	☐	
Drums	☐	☐	
Stains or corrosion	☐	☐	
Drains and Sumps	☐	☐	

Item	Noted- Interior	Noted - Exterior	Location
Oil-containing equipment	☐	☐	
Underground Storage Tanks (USTs)	☐	☐	
Aboveground Storage Tanks (ASTs)	☐	☐	
Areas of asphalt patch or surface depressions	☐	☐	
Stained soil or pavement	☐	☐	
Stressed vegetation	☐	☐	
Fill material of questionable origin/ Piles	☐	☐	
Wastewater	☐	☐	
Monitoring Wells	☐	☐	
Catch basins or dry wells	☐	☐	
Septic systems	☐	☐	
Wetlands	☐	☐	
On-site Water Well	☐	☐	
Other	☐	☐	

6.3.1 OIL CONTAINING EQUIPMENT

Polychlorinated Biphenyls (PCBs) are known hazardous materials that are found in coolants or lubricating oils used in some electrical transformers, light ballasts, electrical panels or other similar equipment. PCB content in electrical transformers has been grouped into three (3) regulatory categories by the federal government. Parts per million is signified by ppm.

- 0 - 50 ppm non-PCB unit
- 50 - 500 ppm PCB contaminated unit
- >500 ppm PCB unit

Utility companies often own transformer equipment and typically assume the responsibility for repair or replacement of damaged or leaking units and for required cleanup or remediation activities. Indications of damage or leakage should be immediately reported to the responsible utility company.

No major electrical equipment (transformers, capacitors) likely containing PCB oils was observed at the Subject Property.

6.4 VAPOR ENCROACHMENT CONDITION

EDI has conducted a Vapor Encroachment Screen (VES) by evaluating historic and regulatory record sources along with soil, topographic, and groundwater data in the vicinity of the Property. The purpose of the VES is to determine the likelihood that Vapor Encroachment Conditions (VECs) exist at the Property. It should be noted that this VES was not conducted in full compliance with ASTM E2600-15; rather, this VES is the equivalent of a Tier 1 screening. Consideration of vapor encroachment consists of reviewing available information and use of professional judgment in determining 1) whether contamination is suspected in the soil and/or groundwater at, or near, the Property, and 2) whether identified contamination is suspected to exist within a 'Critical Distance' from the Property.

"Critical Distances", as defined in ASTM E2600-15 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions, refer to the maximum distances at which vapor encroachment may occur. These distances vary depending on topographic and hydrologic gradient, width of the contaminant plume, and type of contaminant known, or suspected, to exist. Generally, Critical Distances are 100 feet for non-petroleum contaminants of concern (COCs) and 30 feet for dissolved petroleum COCs. If a facility is beyond the critical distance, it is highly unlikely that a VEC exists. Consideration of topographic gradient is key to defining the Areas of Concern (AOCs) within which Critical Distances are applied. When plume data is not available, AOCs are used in lieu of Critical Distance to determine whether a VEC exists or not. According to ASTM E2600, the AOCs for these critical distances are as follows:

- 1,760 feet (1/3 mile) for contamination located up-gradient of the Property, except for dissolved petroleum hydrocarbons, which have a distance of 528 feet (1/10 mile),
- 365 feet for contamination located cross-gradient of the Property,
- 100 feet for contamination located down-gradient of the Property, with the exception of dissolved petroleum hydrocarbons, which have a distance of 30 feet. If non-aqueous phase petroleum hydrocarbons (LNAPL) are present, the 100-foot distance is utilized.

In defining a standard of good commercial and customary practice for determining a VEC on a parcel of property, the goal of the process established by this practice is to identify whether or not a VEC exists or is likely to exist on the property. The term VEC means the presence or likely presence of any COC in the indoor air environment of existing or planned structures on a property caused by the release of vapor from contaminated soil or groundwater either on the property or within close proximity to the property, at a concentration that presents or

may present an unacceptable health risk to occupants. The term is not intended to include de minimis conditions that do not normally represent an unacceptable health risk to occupants and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. A condition determined to be de minimis does not represent a VEC.

In EDI's professional opinion, none of the adjacent sites listed in the databases reviewed pose a significant threat to the Subject Property based on one or more of the following rationale: 1) there is no indication of a release at the respective sites, 2) a release has occurred but the medium affected was the soil only and the site is beyond the Critical Distance, and 3) the site location and/or plume of contamination is downgradient and in excess of the Critical Distance from the Subject Property. Thus, a VEC can be ruled out because a VEC is not suspected to exist at the Subject Property. In addition, potential exposure to a VEC, should it exist, is further reduced by the presence of structures and pavement at the site. Based on the foregoing, no further action is warranted at this time with respect to a potential VEC from an adjacent property.

6.5 NON-ASTM STANDARD OBSERVATIONS

6.5.1 ASBESTOS CONTAINING MATERIAL (ACM)

The use of asbestos in many building products was banned by the U.S. Environmental Protection Agency (EPA) by the late 1970s. In 1989, EPA issued a ruling prohibiting the manufacturing, importation, processing, and distribution of most asbestos containing products. This rule, known as the Ban & Phase-Out Rule, would have effectively banned the use of nearly 95% of all asbestos products used in the United States. However, the U.S. 5th Circuit Court of Appeals vacated and remanded most of the Ban and Phase Out Rule in October 1991. Due to this court decision, many asbestos containing product categories not previously banned (prior to 1989) may still be in use today. Among these common material types found in buildings are floor tile and roofing materials.

Asbestos-containing material (ACM) represents a concern when it is subject to damage that results in the release of fibers. Friable ACM, which can be crumbled by hand pressure and is therefore susceptible to damage, is of particular concern. Non-friable ACM is a potential concern if it is damaged by maintenance work, demolition or other activities.

No friable ACM was identified. However, due to its age, the Subject's "popcorn"-textured ceiling finishes, the non-friable joint compound, resilient floor finishes, and wallboard assemblies may contain asbestos. Since these non-friable materials are in good condition and the potential for fiber release is low, no further action is recommended at this time. However, in the event that building maintenance, renovation, or demolition require the removal or disturbance of the suspect ACM, EDI recommends that the non-friable organically bound materials be characterized for asbestos by transmission electron microscopy, a reliable method for detecting asbestos in

non-friable organically bound materials. Other suspect materials can be analyzed via polarized light microscopy. All activities involving ACM should be conducted in accordance with governmental regulations.

6.5.2 LEAD-BASED PAINT (LBP)

LBP is paint with a lead concentration greater than 5,000 parts per million (ppm) as defined by the EPA. LBP may be an environmental concern in residential properties based on the condition and maintenance of the paint and the presence or absence of LBP hazards. A LBP hazard is defined as damaged paint or paint covering a deteriorated subsurface that may create dust or chips that could potentially be ingested or inhaled.

The Subject Property's buildings were constructed between 1925 and 1928, prior to the Consumer Product Safety Commission's 1978 ban on the sale of LBP to consumers. As such, it is possible for LBP to be present on-site. Note, however, that the Subject Property's buildings have reportedly undergone several re-paintings since 1978 and therefore, older under-lying LBP (should it exist) would be encapsulated under several coats of non-LBP. Of importance, painted surfaces observed were in good condition and void of significant peeling and flaking. Based on the presumed use of non-LBP in residences and other areas where consumers have direct access to painted surfaces after 1978, it is unlikely that LBP in locations and quantities suspected to represent an environmental concern exists on-site. Notwithstanding, it is recommended that all such possible LBP-containing surfaces be tested prior to significant renovation or demolition activities that could disturb the LBP. Any testing, removal, or disturbance of LBP should be handled in compliance with federal, state, and local regulations.

6.5.3 RADON

Radon gas is a gas created from the radioactive decay of uranium. It exists in soil with a high concentration of uranium rocks or industrial waste. Radon gas may seep into and accumulate in dwellings through cracks in the foundation or walls or any other opening such as a floor drain.

The EPA has categorized radon levels into three (3) regulatory zones measured in pico-Curies per liter (pCi/L). The EPA action level for radon is 4.0 pico-Curies per liter.

- Level 1: Greater than 4 pCi/L
- Level 2: Between 2 and 4 pCi/L
- Level 3: Less than 2 pCi/L

Analysis for radon is not within the scope of an ASTM Phase I investigation. Magna did not request a radon gas screening, therefore EDI did not conduct a screening as part of this Phase I investigation.

The EPA Map of Radon Zones indicates Los Angeles County is in a Zone 2 radon area. Zone 2 is defined as areas that have a moderate potential for radon gas with levels >2.0 picocuries per liter (pCi/L) but < 4.0 pCi/L. The EPA guideline for radon is 4.0 pCi/L. Due to the non-residential use of the Subject Property, and in accordance with the scope of work, radon testing was not performed. Notwithstanding, long term sampling and testing are the only definitive means of radon detection.

6.5.4 LEAD IN DRINKING WATER

Lead has historically been used in pipes, solder, and brass fixtures used in water distribution systems and plumbing material. In 1986, EPA banned the use of lead at concentrations exceeding 0.2% lead in solder and 8% lead in other plumbing material.

The City of Montebello provides domestic water to the vicinity. Analysis for lead in drinking water is not within the scope of a Phase I ESA investigation. The Client did not request a lead in drinking water screening; therefore, EDI did not conduct a screening. According to City of Montebello's 2020 Annual Water Quality Report (*Appendices - Supporting Documents*), the City of Montebello is in compliance with all federal and local regulations concerning water quality. Based upon the foregoing information, EDI's opinion is that lead in drinking water is not a concern at the Subject Property. Notwithstanding, lead in drinking water sampling and testing are the only definitive means of lead detection.

7.0 REGULATORY RECORDS REVIEW

In accordance with ASTM Practice E1527-13, EDI reviewed applicable and reasonably accessible federal, state, and local records as part of this Phase I ESA. The environmental records review was performed in the form of an environmental database search conducted by Environmental Risk Information System, in an attempt to ascertain whether the Subject Property or neighboring properties were suspected of having environmental conditions with the potential to impact (or that have impacted) the soil, soil gas, and/or groundwater at the Subject Property. The database search included regulatory agency lists of known or potential hazardous waste facilities, landfills, hazardous waste generators, and disposal facilities in addition to properties under investigation under investigation due to identified or potential contamination. The information provided in this section was obtained from publicly available sources. The locations of the properties listed in this report are plotted with a geographic information system (GIS) utilizing geocoding of property addresses. Specific records and search distances for these environmental databases were reported by ERIS to be consistent with ASTM Practice E1527-13 and are discussed in the ERIS report (dated October 25, 2021).

7.1 FEDERAL AND STATE REGULATORY REVIEW

A copy of the regulatory database report provided by Environmental Risk Information System (ERIS) appears in [Appendix G](#). EDI reviewed each database report to determine if certain sites identified therein are suspected to represent a material negative environmental impact to the Subject Property. The following table summarizes the number of sites by database within the prescribed search radius appearing in the database report:

Regulatory Report Summary

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
ALT FUELS	0.25	0	0	0	-	-	0
AST	0.25	0	0	0	-	-	0
AST LA CITY	0.25	0	0	0	-	-	0
AST SANTAMON	0.25	0	0	0	-	-	0
AST SWRCB	0.25	0	0	0	-	-	0

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
BULK TERMINAL	0.25	0	0	0	-	-	0
C&D DEBRIS RECY	0.5	0	0	0	1	-	1
CALSITES	0.5	0	0	1	0	-	1
CDL	0.125	0	0	-	-	-	0
CDO/CAO	0.5	0	0	0	0	-	0
CERCLIS	0.5	0	0	0	1	-	1
CERCLIS LIENS	0.02	0	-	-	-	-	0
CERCLIS NFRAP	0.5	0	0	0	1	-	1
CERS HAZ	0.125	0	2	-	-	-	2
CERS TANK	0.25	0	0	1	-	-	1
CHMIRS	0.02	0	-	-	-	-	0
CLEANUP SITES	0.5	0	2	1	0	-	3
CONTAINER RECY	0.5	0	0	2	1	-	3
CUPA BURBANK	0.25	0	0	0	-	-	0
CUPA LA COUNTY	0.25	0	7	11	-	-	18
CUPA SANTAMON	0.25	0	0	0	-	-	0
CUPA VERNON	0.25	0	0	0	-	-	0
DEED	0.5	0	0	0	0	-	0

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DELETED NPL	0.5	0	0	0	0	-	0
DELISTED COUNTY	0.25	0	0	0	-	-	0
DELISTED CTNK	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	0.25	0	0	0	-	-	0
DELISTED ENVS	1.0	0	0	0	0	0	0
DELISTED FED DRY	0.25	0	0	0	-	-	0
DELISTED HAZ	0.5	0	0	0	0	-	0
DELISTED ILST	0.5	0	0	0	0	-	0
DELISTED IUST	0.25	0	0	0	-	-	0
DELISTED LST	0.5	0	0	0	1	-	1
DELISTED TNK	0.25	0	1	0	-	-	1
DOE FUSRAP	1.0	0	0	0	0	0	0
DRYC GRANT	0.25	0	0	0	-	-	0
DRYC LEANERS	0.25	0	0	0	-	-	0
DTSC HWF	0.5	0	0	0	0	-	0
EMISSIONS	0.25	0	0	8	-	-	8

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
ENVIROSTOR	1.0	0	0	1	0	2	3
ERNS	0.02	0	-	-	-	-	0
ERNS 1982 TO 1986	0.02	0	-	-	-	-	0
ERNS 1987 TO 1989	0.02	0	-	-	-	-	0
FED BROWNFIELDS	0.5	0	0	0	0	-	0
FED DRYCLEANERS	0.25	0	0	0	-	-	0
FED ENG	0.5	0	0	0	0	-	0
FED INST	0.5	0	0	0	0	-	0
FEMA UST	0.25	0	0	0	-	-	0
FINDS/FRS	0.02	0	-	-	-	-	0
FORMER NIKE	1.0	0	0	0	0	0	0
FRP	0.25	0	0	0	-	-	0
FTTS ADMIN	0.02	0	-	-	-	-	0
FTTS INSP	0.02	0	-	-	-	-	0
FUDS	1.0	0	0	0	0	0	0
GEOTRACKER	0.125	0	0	-	-	-	0

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
HAZ WST SANTAMON	0.125	0	0	-	-	-	0
HAZMAT LA CITY	0.125	0	0	-	-	-	0
HAZMAT SANTAMON	0.125	0	0	-	-	-	0
HAZNET	0.02	0	-	-	-	-	0
HHSS	0.25	0	3	6	-	-	9
HIST CHMIRS	0.02	0	-	-	-	-	0
HIST CORTESE	0.5	0	0	0	1	-	1
HIST GAS STATIONS	0.25	0	0	0	-	-	0
HIST MANIFEST	0.02	0	-	-	-	-	0
HIST MLTS	0.02	0	-	-	-	-	0
HIST TANK	0.25	0	3	5	-	-	8
HIST TSCA	0.125	0	0	-	-	-	0
HLUR	0.5	0	0	0	0	-	0
HMIRS	0.125	0	0	-	-	-	0
HMS LA	0.25	0	4	8	-	-	12
HW TRANSPORT	0.125	0	0	-	-	-	0
HWP	1.0	0	0	0	0	0	0

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
HWSS CLEANUP	0.5	0	0	1	0	-	1
ICIS	0.02	0	-	-	-	-	0
INDIAN LUST	0.5	0	0	0	0	-	0
INDIAN UST	0.25	0	0	0	-	-	0
INSP COMP ENF	1.0	0	0	0	0	0	0
IODI	0.5	0	0	0	0	-	0
LDS	0.5	0	0	1	0	-	1
LIEN	0.02	0	-	-	-	-	0
LUCIS	0.5	0	0	0	0	-	0
LUR	0.5	0	0	1	0	-	1
LUST	0.5	0	3	4	6	-	13
MEDICAL WASTE	0.25	0	0	0	-	-	0
MINE	1.0	0	0	0	0	0	0
MINES	0.25	0	0	0	-	-	0
MLTS	0.02	0	-	-	-	-	0
MRDS	1.0	0	0	0	0	1	1
NCDL	0.125	0	0	-	-	-	0
NPL	1.0	0	0	0	0	1	1
ODI	0.5	0	0	0	0	-	0
UST SWEEPS	0.25	0	4	5	-	-	9

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
UST TORRANCE	0.25	0	0	0	-	-	0
UST VERNON	0.25	0	0	0	-	-	0
VCP	0.5	0	0	0	0	-	0
WASTE DISCHG	0.25	0	0	0	-	-	0
WASTE TIRE	0.02	0	-	-	-	-	0
PCB	0.5	0	0	2	0	-	2
PFAS	0.5	0	0	0	0	-	0
PFAS GW	0.5	0	0	4	2	-	6
PFAS NPL	0.5	0	0	0	0	-	0
PFAS TRI	0.5	0	0	0	0	-	0
PFAS WATER	0.5	0	0	0	0	-	0
PIPELINE INCIDENT	0.02	0	-	-	-	-	0
PROCESSORS	0.5	0	0	0	0	-	0
PROPOSED NPL	1.0	0	0	0	0	0	0
PRP	0.02	0	-	-	-	-	0
RCRA CORRACTS	1.0	0	0	0	0	0	0
RCRA LQG	0.25	0	0	0	-	-	0
RCRA NON GEN	0.25	0	5	16	-	-	21

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
RCRA SQG	0.25	0	2	2	-	-	4
RCRA TSD	0.5	0	0	1	4	-	5
RCRA VSQG	0.25	0	0	0	-	-	0
RECYCLING	0.5	0	1	1	3	-	5
REFN	0.25	0	0	0	-	-	0
RESPONSE	1.0	0	0	1	0	0	1
SCH	1.0	0	0	0	0	0	0
SCRD DRYCLEANER	0.5	0	0	0	0	-	0
SEMS	0.5	0	0	0	0	-	0
SEMS ARCHIVE	0.5	0	0	0	1	-	1
SEMS LIEN	0.02	0	-	-	-	-	0
SMCRA	1.0	0	0	0	0	0	0
SML LA	0.5	0	0	0	0	-	0
SSTS	0.25	0	0	0	-	-	0
SUPERFUND ROD	1.0	0	0	0	0	0	0
SWAT	0.5	0	0	0	0	-	0
SWF LA COUNTY	0.5	0	1	0	3	-	4
SWF/LF	0.5	0	0	1	0	-	1

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
SWRCB SWF	0.5	0	0	0	0	-	0
TANK OIL GAS	0.25	0	0	0	-	-	0
TRIS	0.02	0	-	-	-	-	0
TSCA	0.125	0	0	-	-	-	0
URANIUM	1.0	0	0	0	0	0	0
UST	0.25	0	0	0	-	-	0
UST CLOSURE	0.5	0	0	0	1	-	1
UST ELSEGUN DO	0.25	0	0	0	-	-	0
UST LA CITY	0.25	0	0	0	-	-	0
UST LONGB	0.25	0	0	0	-	-	0
UST SANTA MONICA	0.25	0	0	0	-	-	0
UST SANTAFE SP	0.25	0	0	0	-	-	0

7.1.1 SUBJECT PROPERTY REGULATORY REVIEW

The Subject Property was not identified in any of the State or Federal databases reviewed.

7.1.2 ADJACENT PROPERTIES REGULATORY REVIEW

The properties listed on the database were evaluated utilizing their downgradient to upgradient hydrologic locations in relation to the Subject Property in addition to other factors (see Section 4.1).

In October 1995, the Lawrence Livermore National Laboratory presented "Recommendation to Improve the Cleanup Process for California's Leaking Underground Fuel Tanks." Data compiled by Lawrence Livermore indicated that fuel groundwater contamination plumes seldom extended greater than 400 feet (0.075 mile) from the source in the worst cases. Therefore, EDI uses this data to further evaluate concern presented by off-site properties identified in the database. It should be noted that this data is specific to fuel releases. It should also be noted that the data was in some cases for very permeable soil types.

A summary of the adjacent properties of potential concern are listed in the table below:

Surrounding Properties Summary

Database	Site Name	Address	Dist. (mi) / Dir.	Elev. diff. (ft)	Comments
RCRA SQG	W G IUGALS	140 E WHITTIER BLVD, MONTEBELLO, CA, 90640	0.03/S	-18.0	Also on LUST (see below)
LUST	RECYCLED COMMODITIES INC	140 WHITTIER BLVD E, MONTEBELLO, CA, 90640	0.03/S	-18.0	Case Closed 11/30/1999; Downgradient
SWF LA COUNTY	DAngelus Disposal	140 E. Whittier Blvd., Montebello, CA 90640, Montebello, CA,	0.03/S	-18.0	Also on LUST (see above)
HMS LA		140 E WHITTIER BLVD, MONTEBELLO, CA, 90640	0.03/S	-18.0	Also on LUST (see above)
HHSS	RECYCLED COMMODITIES INC	140 E. WHITTIER BLVD. MONTEBEL, MONTEBELLO, CA, 90640	0.03/S	-18.0	Also on LUST (see above)

Database	Site Name	Address	Dist. (mi) / Dir.	Elev. diff. (ft)	Comments
HIST TANK	RECYCLED COMMODITIES , INC.	140 E. WHITTIER BLVD. MONTEBEL, MONTEBELLO, CA,	0.03/S	-18.0	Also on LUST (see above)
CUPA LA COUNTY	INGALLS CONVEYORS INC	140 E WHITTIER BLVD, MONTEBELLO, CA, 90640	0.03/S	-18.0	Also on LUST (see above)
UST SWEEPS	RECYCLED COMMODITIES INC	140 E WHITTIER BLVD, MONTEBELLO, CA,	0.03/S	-18.0	Also on LUST (see above)
CLEANUP SITES	NO NAME	116 E. WHITTIER, MONTEBELLO, CA, 90640	0.04/SW	-8.0	No Further Requirements - 3/29/2021
HMS LA		125 E WHITTIER BLVD, MONTEBELLO, CA, 90640	0.04/SSW	-12.0	Also on UST SWEEPS (see below)
UST SWEEPS	GEORGE RAYMOND CO	125 E WHITTIER BLVD, MONTEBELLO, CA,	0.04/SSW	-12.0	Not on LUST; Downgradient; Beyond the critical distance of 100 feet
RCRA SQG	AMKO TRANSMISSIO N	121 E WHITTIER BLVD, MONTEBELLO, CA, 90640	0.05/SW	-9.0	Also on UST SWEEPS (see below)
HMS LA		121 E WHITTIER BLVD, MONTEBELLO, CA, 90640	0.05/SW	-9.0	Also on UST SWEEPS (see below)

Database	Site Name	Address	Dist. (mi) / Dir.	Elev. diff. (ft)	Comments
HHSS	AAMCO TRANSMISSIONS	121 E. WHITTIER BLVD., MONTEBELLO, CA, 90640	0.05/SW	-9.0	Also on UST SWEEPS (see below)
RCRA NON GEN	MEINEKE CAR CARE CENTER #2432	121 E WHITTIER BLVD STE A, MONTEBELLO, CA, 90640	0.05/SW	-9.0	Also on UST SWEEPS (see below)
CERS HAZ	Meineke Car Care Center	121 E WHITTIER BLVD STE A, MONTEBELLO, CA, 90640	0.05/SW	-9.0	Also on UST SWEEPS (see below)
RCRA NON GEN	MEINEKE CAR CARE CENTER	121 E WHITTIER BLVD UNIT A, MONTEBELLO, CA, 90640	0.05/SW	-9.0	Also on UST SWEEPS (see below)
RCRA NON GEN	GAALIYAH LLC DBA MEINEKE CAR CARE CENTER	121 E WHITTIER BLVD STE A, MONTEBELLO, CA, 90640	0.05/SW	-9.0	Also on UST SWEEPS (see below)
CUPA LA COUNTY	RICKS BODY SHOP	121 E WHITTIER BLVD, MONTEBELLO, CA, 90640	0.05/SW	-9.0	Also on UST SWEEPS (see below)
UST SWEEPS	PFI COMPANY	121 E WHITTIER BLVD, MONTEBELLO, CA,	0.05/SW	-9.0	Not on LUST; Downgradient; Beyond the critical distance of 100 feet
HIST TANK	AAMCO TRANSMISSIONS	121 E. WHITTIER BLVD., MONTEBELLO, CA,	0.05/SW	-9.0	Also on UST SWEEPS (see above)

Database	Site Name	Address	Dist. (mi) / Dir.	Elev. diff. (ft)	Comments
CUPA LA COUNTY	IAN AUTO SERVICE CENTER	121 E WHITTIER BLVD AB, MONTEBELLO, CA, 90640	0.05/SW	-9.0	Also on UST SWEEPS (see below)
RCRA NON GEN	SERV-WEL DISPOSAL SERVICE	132 E. WHITTIER BLVD, MONTEBELLO, CA, 90640	0.05/S	-18.0	Also on CLEANUPSITES (see below)
CLEANUP SITES	RECYCLED COMMODITIES	132 E. WHITTIER BLVD., MONTEBELLO, CA, 90640	0.05/S	-18.0	Case Closed 1/3/1997
CUPA LA COUNTY	A RENT-A-BIN	132 E WHITTIER BLVD, MONTEBELLO, CA, 90640	0.05/S	-18.0	Also on CLEANUPSITES (see above)
CUPA LA COUNTY	MONTEBELLO TEST ONLY CTR	111 E WHITTIER BLVD, MONTEBELLO, CA, 90640	0.05/WSW	-8.0	Not on LUST; Downgradient; Beyond the critical distance of 100 feet
DELISTED TNK	ARCO PRODUCTS #00152	101 E WHITTIER BLVD, MONTEBELLO, CA, 90640	0.06/WSW	-4.0	Also on LUST (see below)
HMS LA		101 E WHITTIER BLVD, MONTEBELLO, CA, 90640	0.06/WSW	-4.0	Also on LUST (see below)
HHSS	MKRTICH MKRTICHYAN	101 E WHITTIER BLVD, MONTEBELLO, CA, 90640	0.06/WSW	-4.0	Also on LUST (see below)

Database	Site Name	Address	Dist. (mi) / Dir.	Elev. diff. (ft)	Comments
HIST TANK	MKRTICH MKRTCHYAN	101 E WHITTIER BLVD, MONTEBELLO CA, CA,	0.06/WSW	-4.0	Also on LUST (see below)
CUPA LA COUNTY	ARCO #0152 AMPM	101 E WHITTIER BLVD, MONTEBELLO, CA, 90640	0.06/WSW	-4.0	Also on LUST (see below)
UST SWEEPS	ARCO PETROLEUM PROD CO # 0152	101 E WHITTIER BLVD, MONTEBELLO, CA,	0.06/WSW	-4.0	Also on LUST (see below)
LUST	ARCO #0152	101 WHITTIER BLVD E, MONTEBELLO, CA, 90640	0.07/WSW	-1	Case Closed 7/ 12/1996
LUST	ARCO #152	101 WHITTIER BLVD. E., MONTEBELLO, CA, 90640	0.07/WSW	-1.0	Case Closed 12/6/2004
RECYCLING	ANDRADE RECYCLING INC	101 W WHITTIER BLVD, MONTEBELLO, CA, 90640	0.09/WSW	3.0	Also on LUST (see above)
CERS HAZ	PARTY WAREHOUSE	109 W WHITTIER BLVD, MONTEBELLO, CA, 90640	0.10/W	4.0	Beyond the critical distance of 100 feet
CUPA LA COUNTY	PARTY WAREHOUSE	109 W WHITTIER BLVD, MONTEBELLO, CA, 90640	0.10/W	4.0	Also on CERS HAZ (see above)

No adjacent properties were listed in the regulatory database report indicating a potential contamination condition suspected of having impacted the Subject Property.

Off-Site properties were identified during the review of the regulatory database report. These properties are not suspected of adversely impacting the Subject Property based on one or more of the following rationale:

- the sufficient distance from the Subject Property;
- their assumed topographic position relative to the Subject Property (i.e. downgradient);
- inferred groundwater flow direction away from the Subject Property;
- the nature of their release (i.e., soil only);
- the absence of reported leaks, spills or violations; and
- their reported regulatory status (i.e. no further action, case closed).

7.1.3 NON-GEOCODED SITES

The regulatory database report identified three (3) “Non-Geocoded” (orphan) sites. Non-Geocoded Sites are those sites which could not be mapped due to inadequate address information. Refer to the database report contained in [Appendix G](#) for a list of these Non-Geocoded Sites. EDI attempted to locate these sites via vehicular reconnaissance and interviews with personnel familiar with the area. Based on this research, EDI did not identify any Non-Geocoded Sites within the specified radii.

7.2 LOCAL REGULATORY REVIEW

Information obtained from local agencies was requested via one of the following methods

- written correspondence,
- review of published data,
- telephone conversations, or
- in person.

Local offices consulted during the preparation of this *Report* included the Los Angeles County Assessor as well as the City of Montebello Building & Safety, Code Enforcement, and Planning Divisions, and Fire Department. Documentation applicable to the Subject Property in those departments was requested and reviewed when and where reasonably ascertainable, as detailed in ASTM E-1527-13. No documented adverse environmental conditions or complaints were reported at the Subject Property and readily on file at these offices. The local offices did not contain records of spills or releases having occurred at the Subject Property.

Source	Date Contacted	Information Received	Comments
Los Angeles County Department of Public Works (LACDPW)	11/04/21	☐	EDI submitted a FOIA request to the LACDPW Environmental Programs Division for information regarding storage tanks, chemical spills, and other potential environmental concerns in connection with the Subject Property.

As of the date of this *Report* EDI has not received a response to this inquiry. Upon receipt of the agency response, if the provided information has a material affect on the findings of this *Report*, EDI will forward the new information, together with revised findings, as an addendum to this *Report*. If no response is received or no material violations are noted, our Report will not be modified.

8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

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



Raymond Hashimoto
Author/Environmental Scientist



Brian Tang
Environmental Professional/Reviewer



Darrin Domingo, REPA, CHMM
Registered Environmental Property Assessor – No. 642775
Certified Hazardous Materials Manager – No. 11546



9.0 PURPOSE AND SCOPE OF WORK

EDI was retained by Magna & Magna, Inc. (“Magna”) to prepare a Phase I Environmental Site Assessment, in compliance with ASTM Standard Practice E1527-13 on the Subject in accordance with our agreement dated December 10 2021.

9.1 PURPOSE

The purpose of this Phase I Environmental Site Assessment (ESA) is to define good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and *petroleum products*. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the “landowner liability protections,” or “LLPs”): that is, the practice that constitutes “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined at 42 U.S.C. §9601(35)(B).

EDI understands that the findings of this study will be used by Magna & Magna, Inc. to evaluate a pending financial transaction in connection with the Subject Property with respect to ASTM Standard E 1527-13.

ASTM Standard Practice E1527-13 defines a *Recognized Environmental Condition (REC)* as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. Conditions determined to be de minimis generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are not Recognized Environmental Conditions or Controlled Recognized Environmental Conditions.

A *Controlled Recognized Environmental Condition (CREC)* is a Recognized Environmental Condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

A Historical Recognized Environmental Condition (HREC) is a past release of any hazardous substances or petroleum products that has occurred in connection with the Property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the Property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

De minimis conditions are defined by ASTM as environmental conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

Other Environmental Considerations (OEC) warrant discussion, but do not qualify as RECs as defined by ASTM. These include, but are not limited to, de minimis conditions, environmental considerations, business environmental risks and/or Non-ASTM-Scope Issues such as the presence of ACMs, LPB, radon, mold, and lead in drinking water, which can affect the liabilities and financial obligations of the client, the health and safety of site occupants, and the value and marketability of the subject property.

9.2 DETAILED SCOPE OF SERVICES

The scope of work for this ESA is in general accordance with the requirements of ASTM Standard E 1527-13. EDI warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an Environmental Site Assessment of a property for the purpose of identifying recognized environmental conditions. No other warranties are implied or expressed.

9.3 SIGNIFICANT ASSUMPTIONS

There is a possibility that even with the proper application of these methodologies there may exist on the Subject Property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. EDI believes that the information obtained from the record review and the interviews concerning the site is reliable. However, EDI cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide Magna & Magna, Inc. with information relating to the Property.

9.4 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

The purpose of this report is to assess the Subject Property with respect to the presence of hazardous substances or petroleum products in accordance with the provisions of ASTM Standard E 1527-13.

The conclusions presented in this report are professional opinions, based solely upon visual observations of the Subject Property and vicinity and our interpretation of the available historical information and documents reviewed as described in this report. They are intended exclusively for the purpose outlined herein and for the Subject Property location and project indicated. EDI is a technical not legal firm, as such we offer no opinion as to the legal aspects of environmental compliance (permitting, remediation, etc.) and anyone relying upon this report should have this ESA reviewed by counsel regarding any legal issues. This report is intended for the sole use of Magna & Magna, Inc.. The scope of services performed in execution of this investigation may not be appropriate to satisfy the needs of other users, and any use or reuse of this document or the findings, and conclusions, presented herein is at the sole risk of said user.

It should be recognized that this study was not intended to be a definitive investigation of contamination at the Subject Property. It is possible that currently unrecognized contamination may exist at the Subject Property. Opinions presented herein apply to Subject Property conditions existing at the time of our investigation and those reasonably foreseeable. They cannot necessarily apply to Subject Property changes of which EDI is unaware and has not had the opportunity to evaluate. Additional information that becomes available after our survey and draft submission concerning the Subject Property should be provided to EDI so that our conclusions may be revised and modified if necessary, at additional cost. This Report has been prepared in accordance with our Standard Conditions for Engagement, which is an integral part of this Report.

This Phase I Environmental Site Assessment Report was performed in accordance with applicable, generally accepted environmental consulting practices currently practicing in the same locality under similar conditions, and utilizing methods and procedures consistent with established commercial practices and in conformance with industry standards. The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM 1527-13.

9.5 SPECIAL TERMS AND CONDITIONS

The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the client. No subsurface exploratory drilling or sampling was done under the scope of this work. Unless specifically stated otherwise in the report, no chemical analyses have been performed during the course of this ESA.

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

9.6 USER RELIANCE

All reports, both verbal and written, are for the benefit of Magna & Magna, Inc., its successors and assigns. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of EDI.

10.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

10.1 Definition of an Environmental Professional

An Environmental Professional means: (1) a person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases (see §312.1(c)) on, at, in, or to a property, sufficient to meet the objectives and performance factors in §312.20(e) and (f). (2) Such a person must: (i) hold a current Professional Engineer's or Professional Geologist's license or registration from a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) and have the equivalent of three (3) years of full-time relevant experience; or (ii) be licensed or certified by the federal government, a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) to perform environmental inquiries as defined in §312.21 and have the equivalent of three (3) years of full-time relevant experience; or (iii) have a Baccalaureate or higher degree from an accredited institution of higher education in a discipline of engineering or science and the equivalent of five (5) years of full-time relevant experience; or (iv) have the equivalent of ten (10) years of full-time relevant experience. (3) An environmental professional should remain current in his or her field through participation in continuing education or other activities. (4) The definition of environmental professional provided above does not preempt state professional licensing or registration requirements such as those for a professional geologist, engineer, or site remediation professional. Before commencing work, a person should determine the applicability of state professional licensing or registration laws to the activities to be undertaken as part of the inquiry identified in §312.21(b). (5) A person who does not qualify as an environmental professional under the foregoing definition may assist in the conduct of all appropriate inquiries in accordance with this part if such person is under the supervision or responsible charge of a person meeting the definition of an environmental professional provided above when conducting such activities.

10.2 Relevant Experience

Relevant experience, as used in the definition of environmental professional in this section, means: participation in the performance of all appropriate inquiries investigations, environmental site assessments, or other site investigations that may include environmental analyses, investigations, and remediation which involve the understanding of surface and subsurface environmental conditions and the processes used to evaluate these conditions and for which professional judgment was used to develop opinions regarding conditions indicative of releases or threatened releases (see §312.1(c)) to the subject property.

Resumes for the Environmental Professionals involved in this project are included in [Appendix I](#).

11.0 REFERENCES

Documents Reviewed, Agencies & Individuals Contacted	Source
USGS 7.5 Minute, El Monte, California Quadrangle Topographic Map, 1981	Environmental Risk Information System
Regulatory Database Report	Environmental Risk Information System
Fire Insurance Maps Search	Environmental Risk Information System
City Directory Search	Environmental Risk Information System
Aerial Photographs	Environmental Risk Information System
Geologic Information	Environmental Risk Information System
Well Information	Environmental Risk Information System
Oil and Gas Well Information	Environmental Risk Information System
Assessor's Parcel Map and Information	Los Angeles County Assessor
2020 Annual Water Quality Report	City of Montebello
Regional Water Quality Control Board (RWQCB) GeoTracker Database Search	Regional Water Quality Control Board
Air Quality Records Search	South Coast Air Quality Management District
Department of Toxic Substance Control (DTSC) Hazardous Waste Tracking System (HWTS) Records	Department of Toxic Substance Controls
Building Records Search and Review	City of Montebello Building & Safety Division
Fire history & code violations	City of Montebello Fire Department
Code compliance & violations, and Certificates of Occupancy	City of Montebello Code Enforcement Division
Zoning Information	City of Montebello Planning Division
Subject Property Information	Mark Magna - Subject Property Owner

Appendix A - Photographs



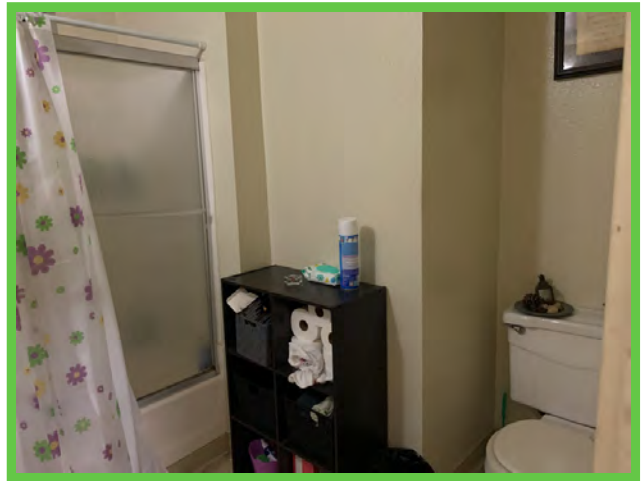
1) Front of 129 Property



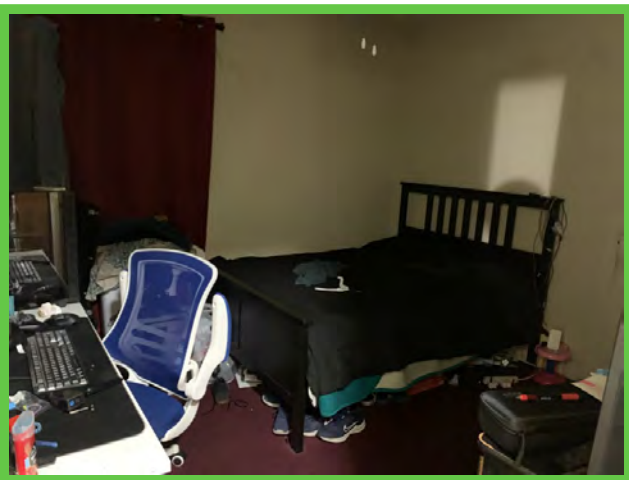
2) Living room



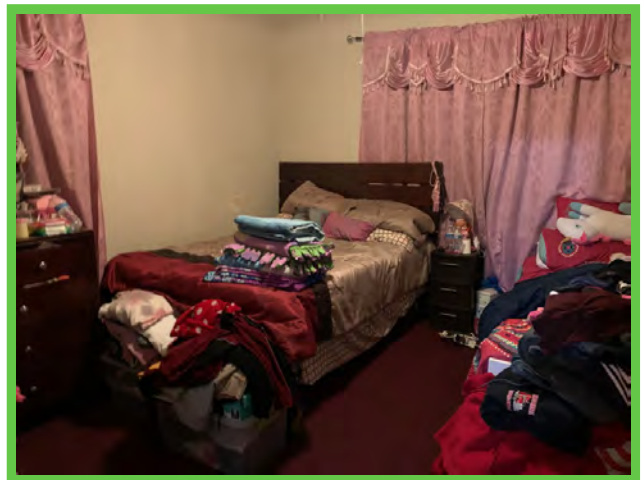
3) Kitchen and laundry room



4) Bathroom



5) Bedroom



6) Bedroom



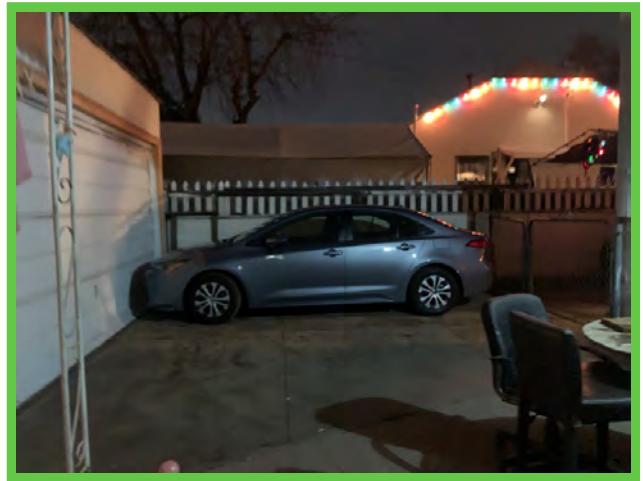
7) Bedroom



8) Back of property



9) Garage



10) Driveway and wall between residence



11) Driveway



12) Backyard



13) 133 Residence



14) Living room



15) Dining room



16) Kitchen and laundry room



17) Bedroom



18) Ceiling finish and hole in ceiling



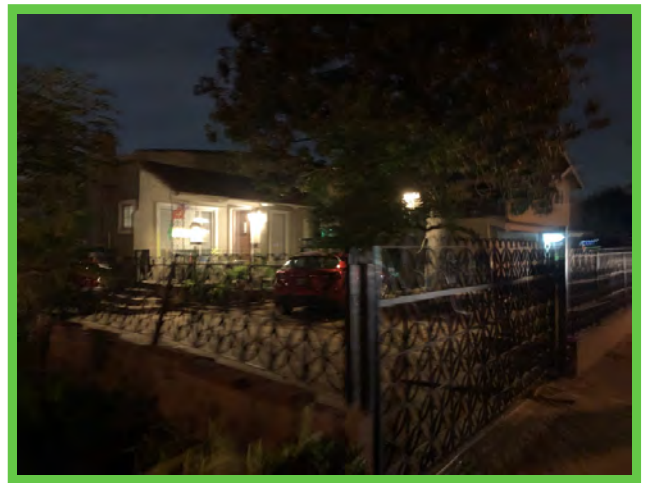
19) Bedroom



20) Bedroom



21) Bathroom



22) North Adjacent



23) South Adjacent



24) East Adjacent

Appendix B - Maps & Figures

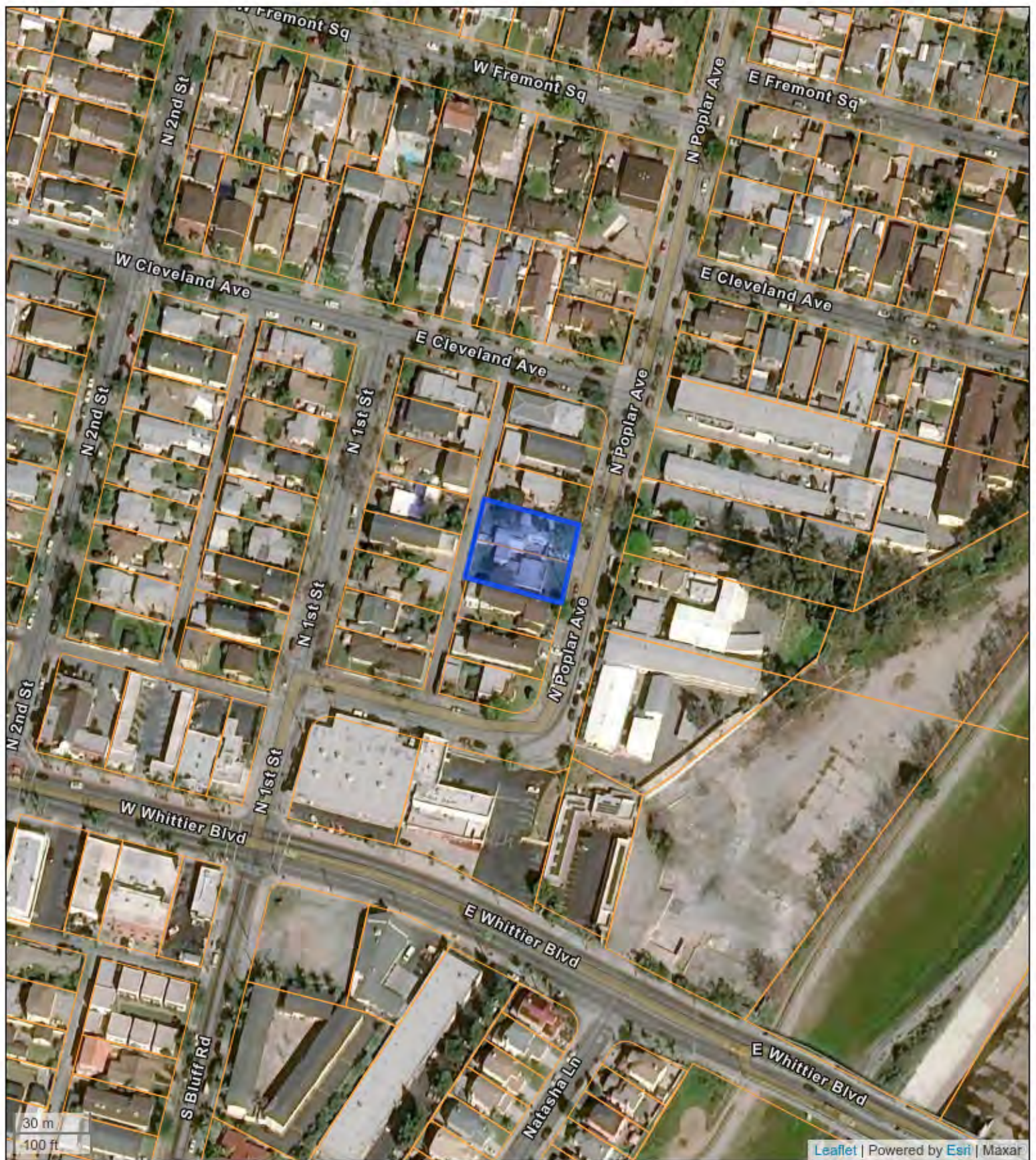


Figure 1 - Site Location Map

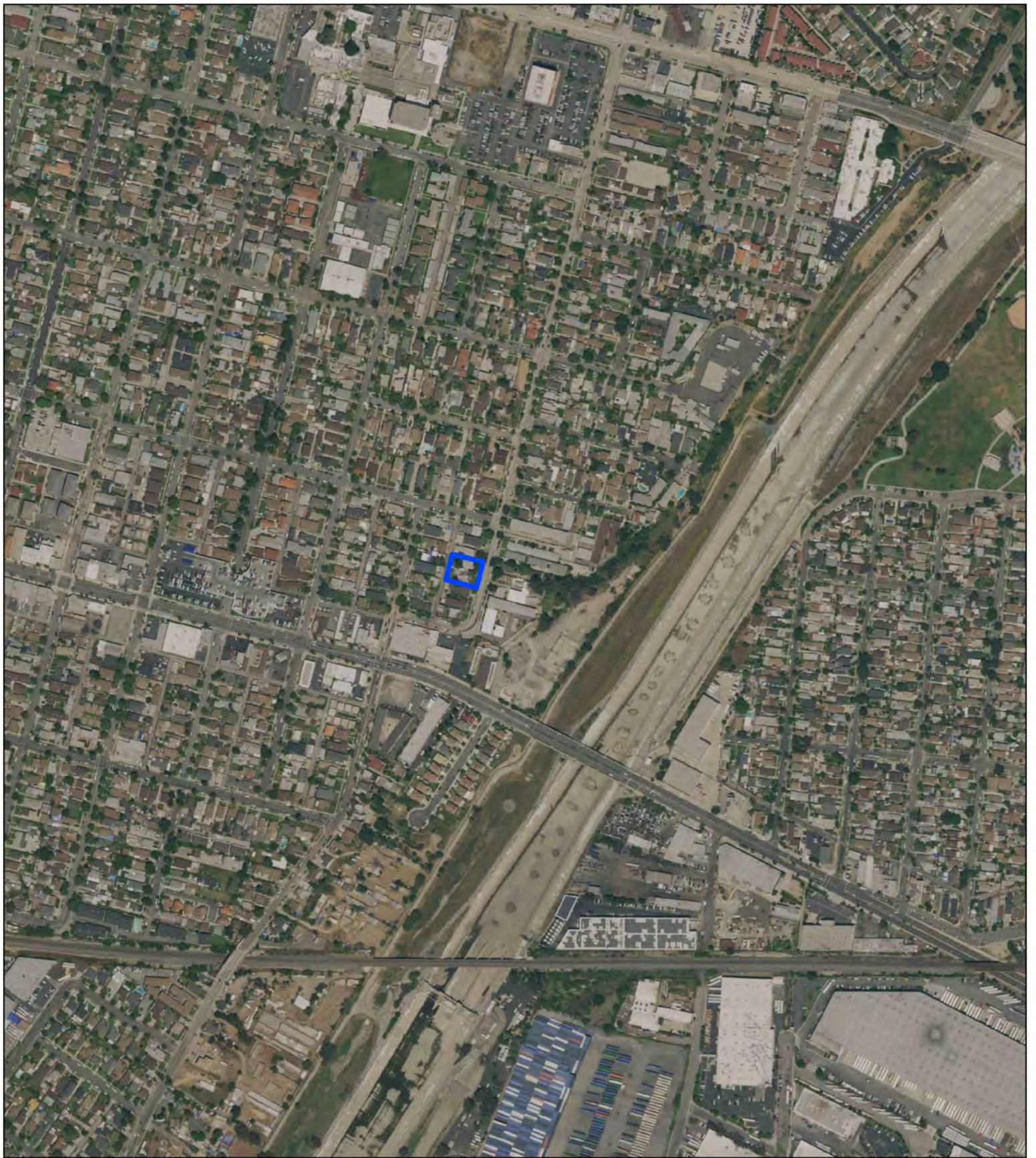
129 & 133 N Poplar Avenue

Montebello, CA 90640

EDI Project No.: 221-0879

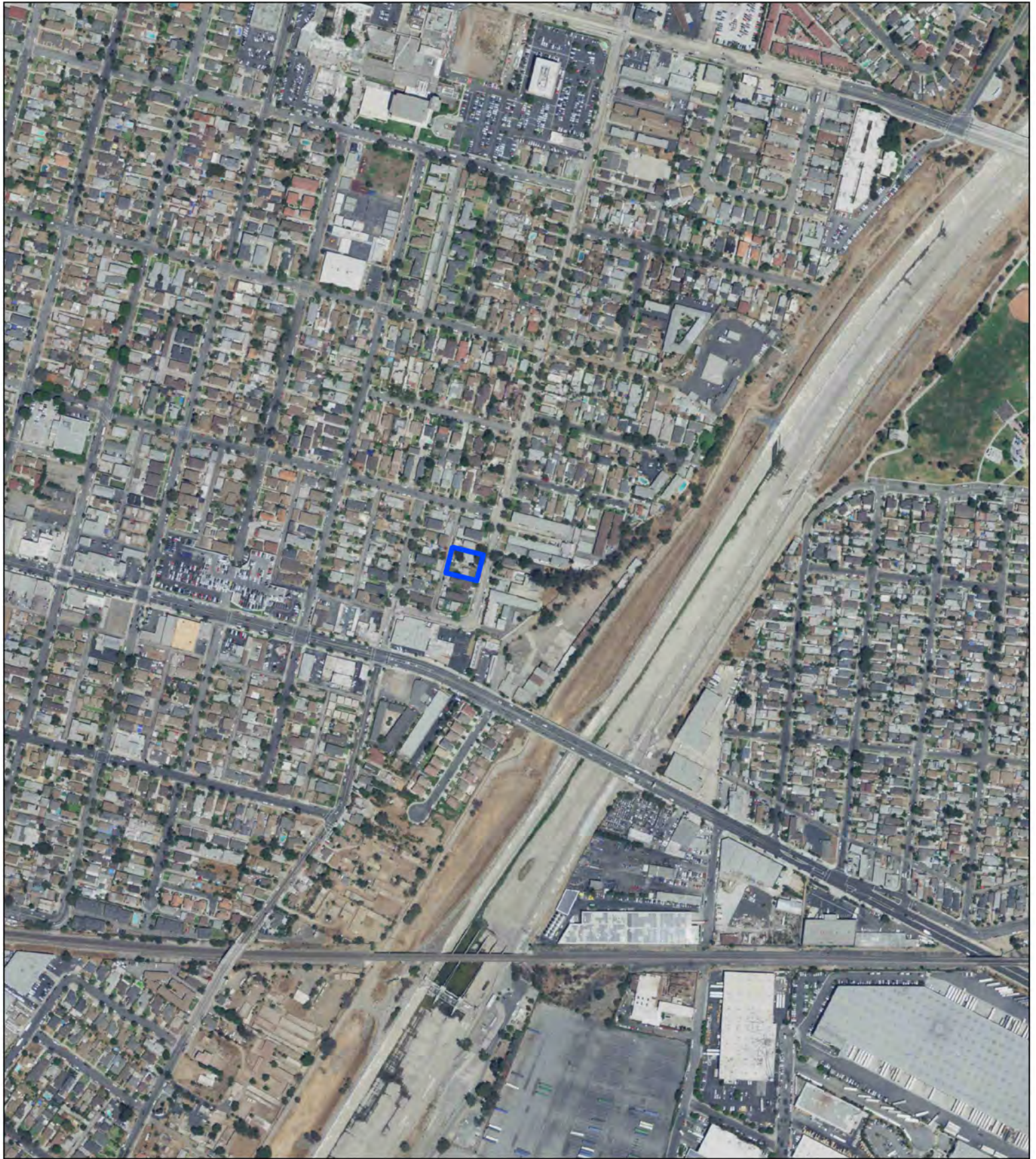


Appendix C - Aerial Photographs



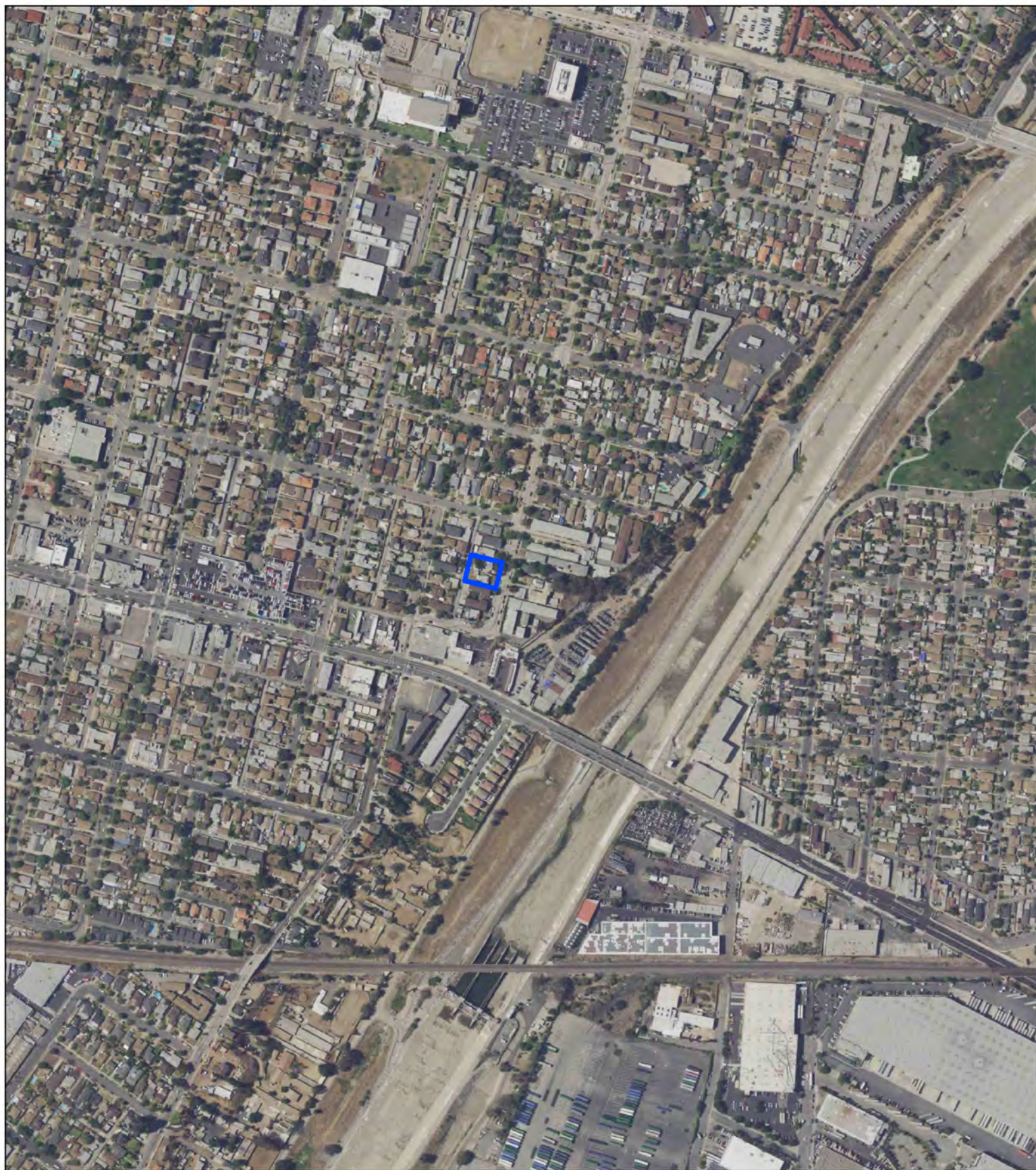
US Aerial 2020





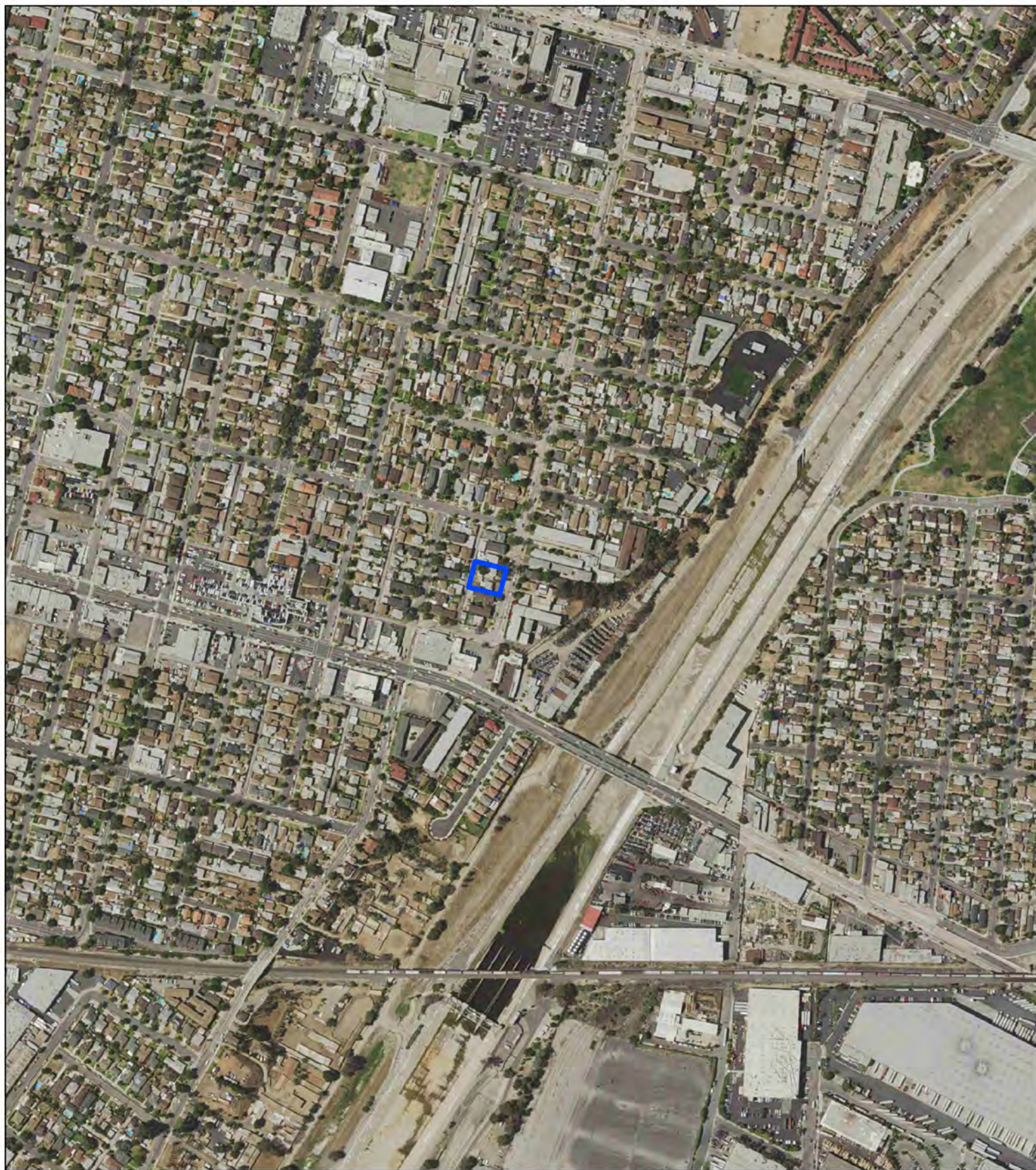
US Aerial 2018





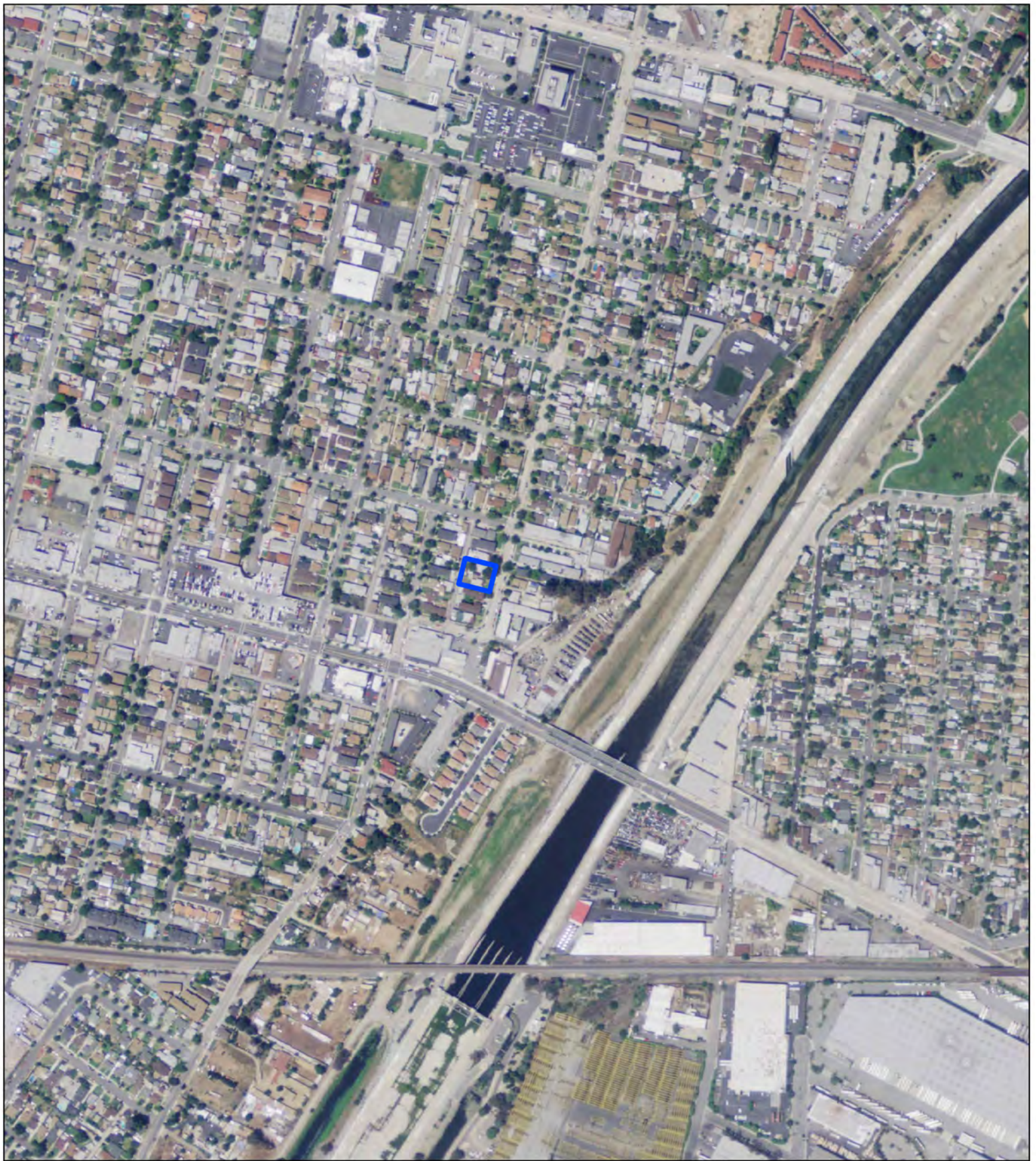
US Aerial 2016





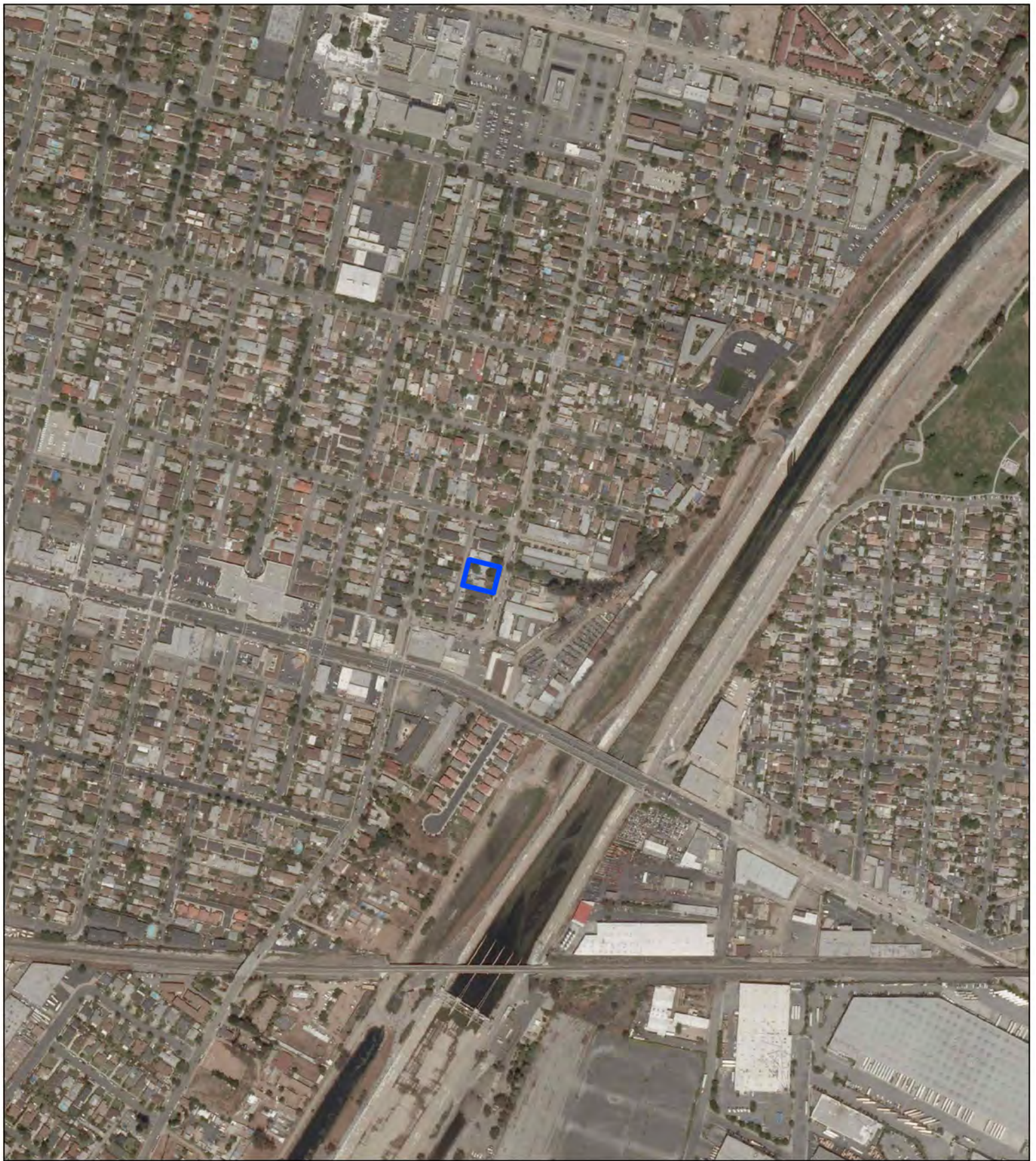
US Aerial 2014





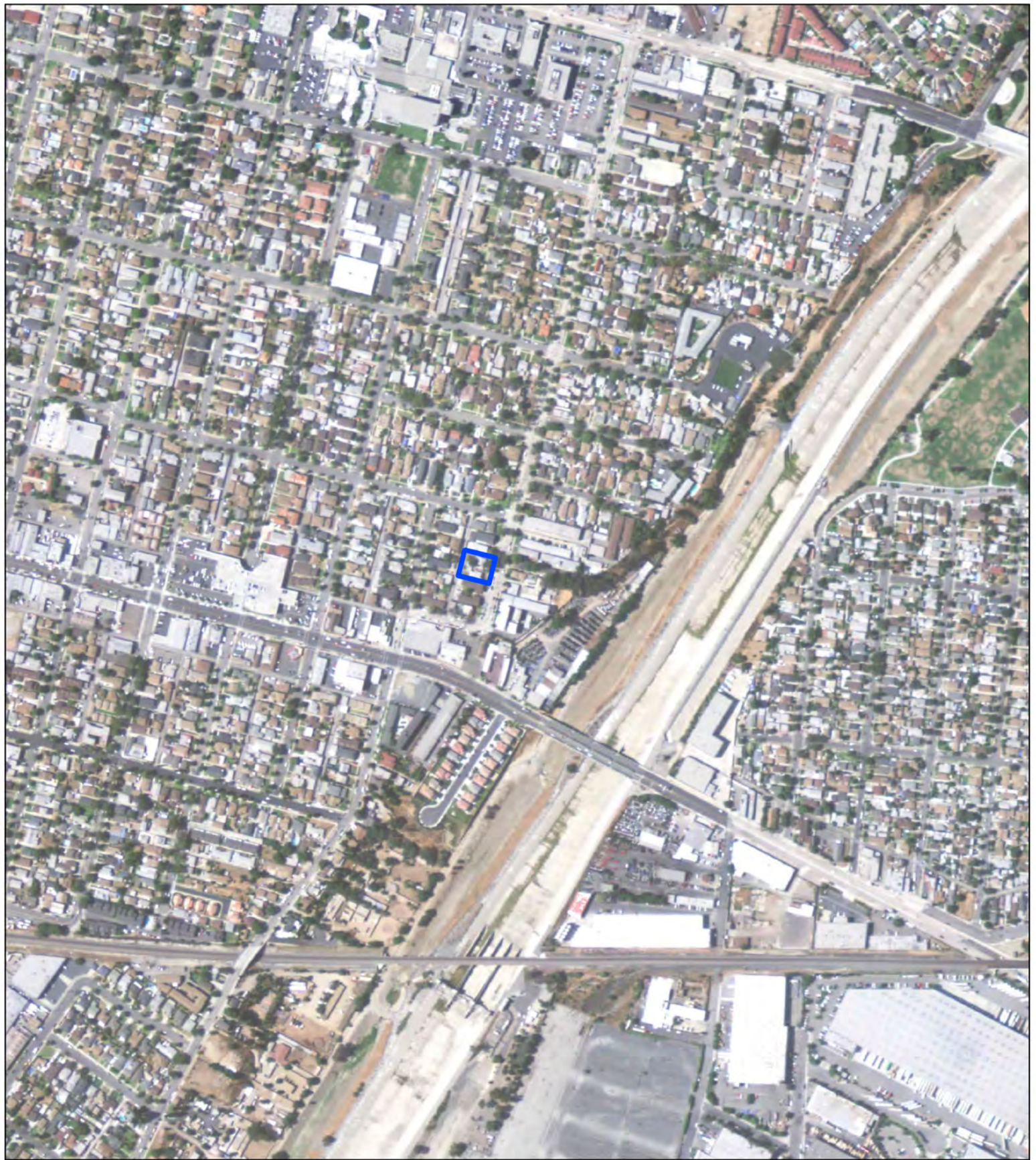
US Aerial 2012





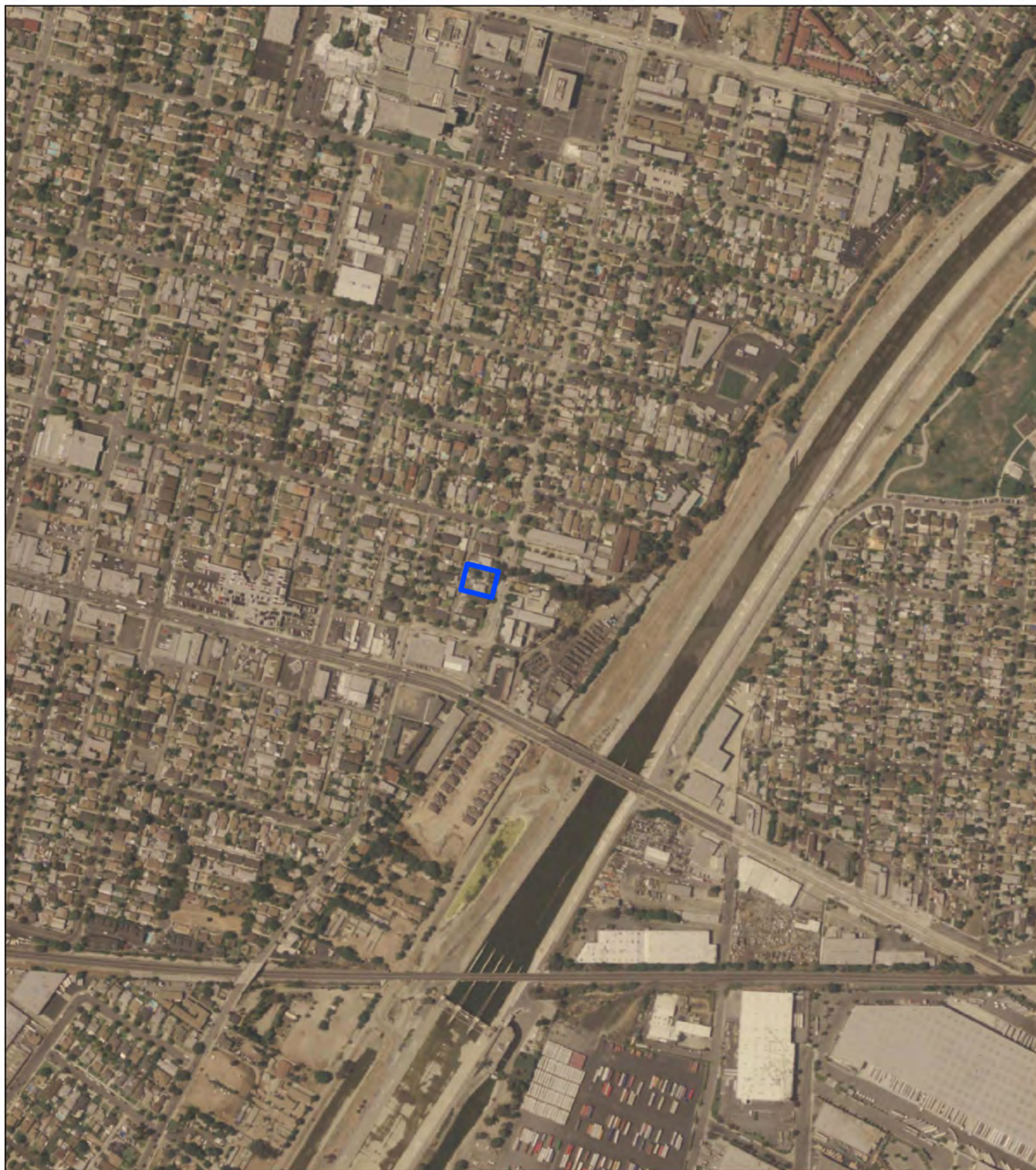
US Aerial 2010





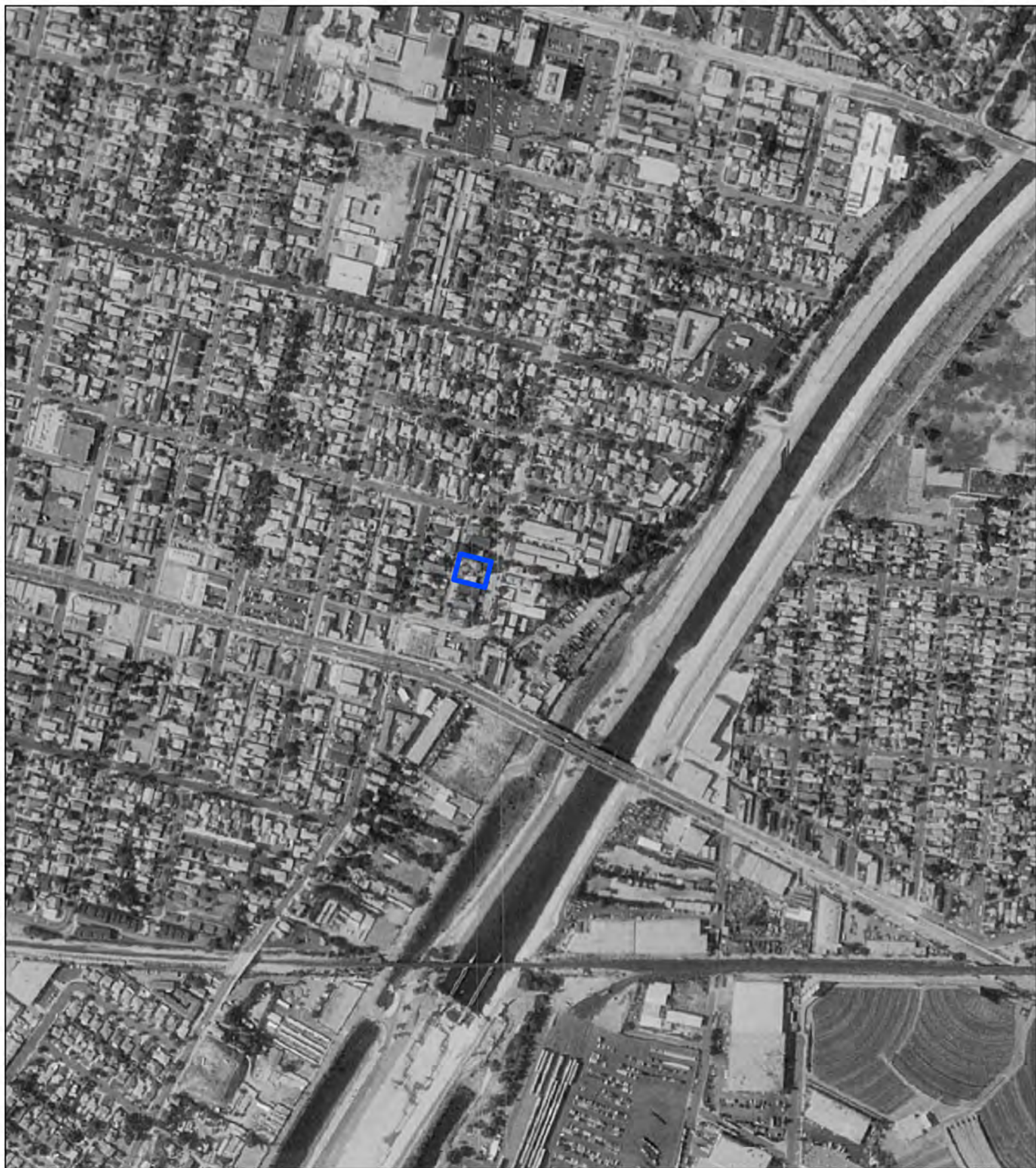
US Aerial 2009





US Aerial 2005



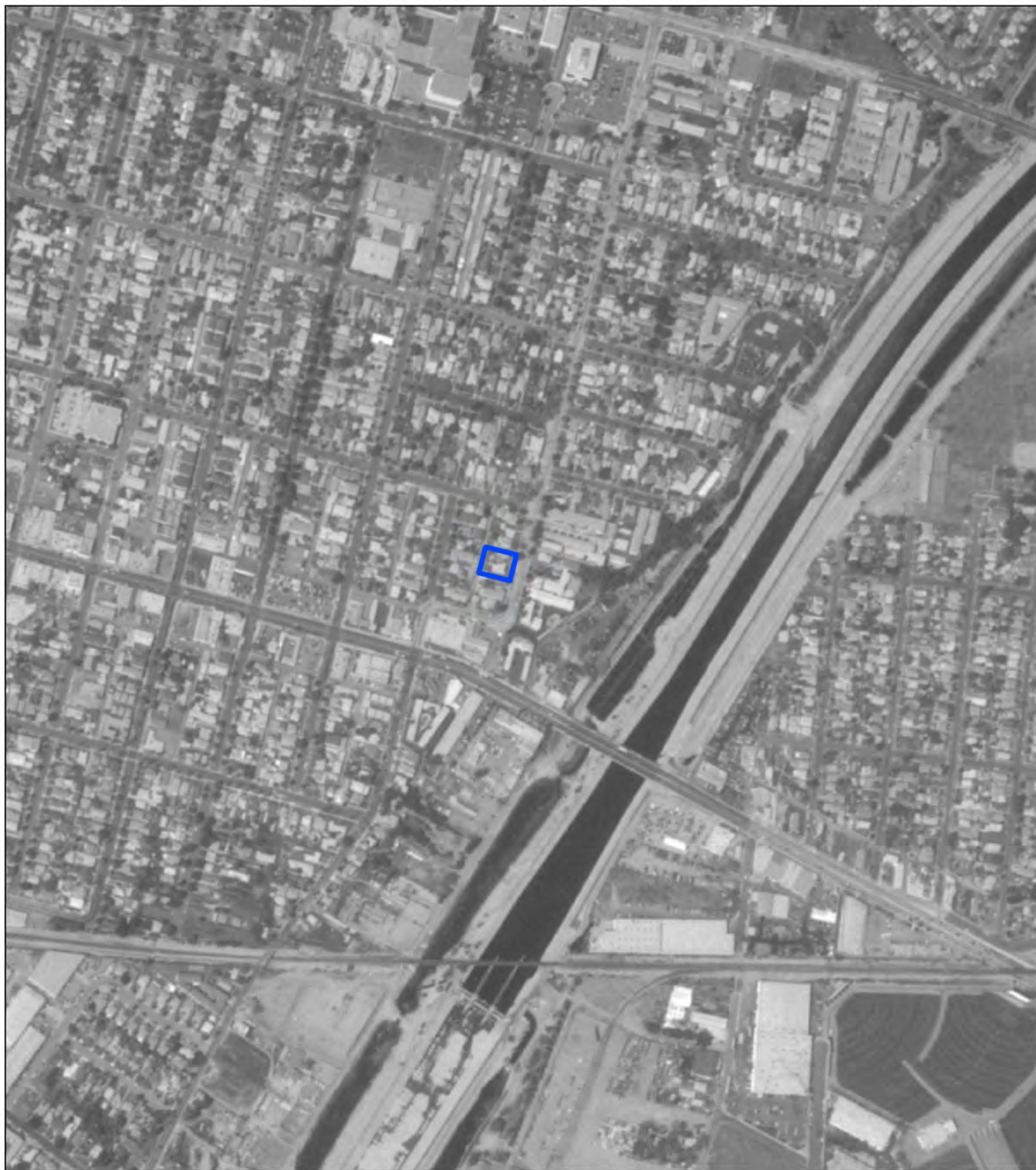


US Aerial 1994

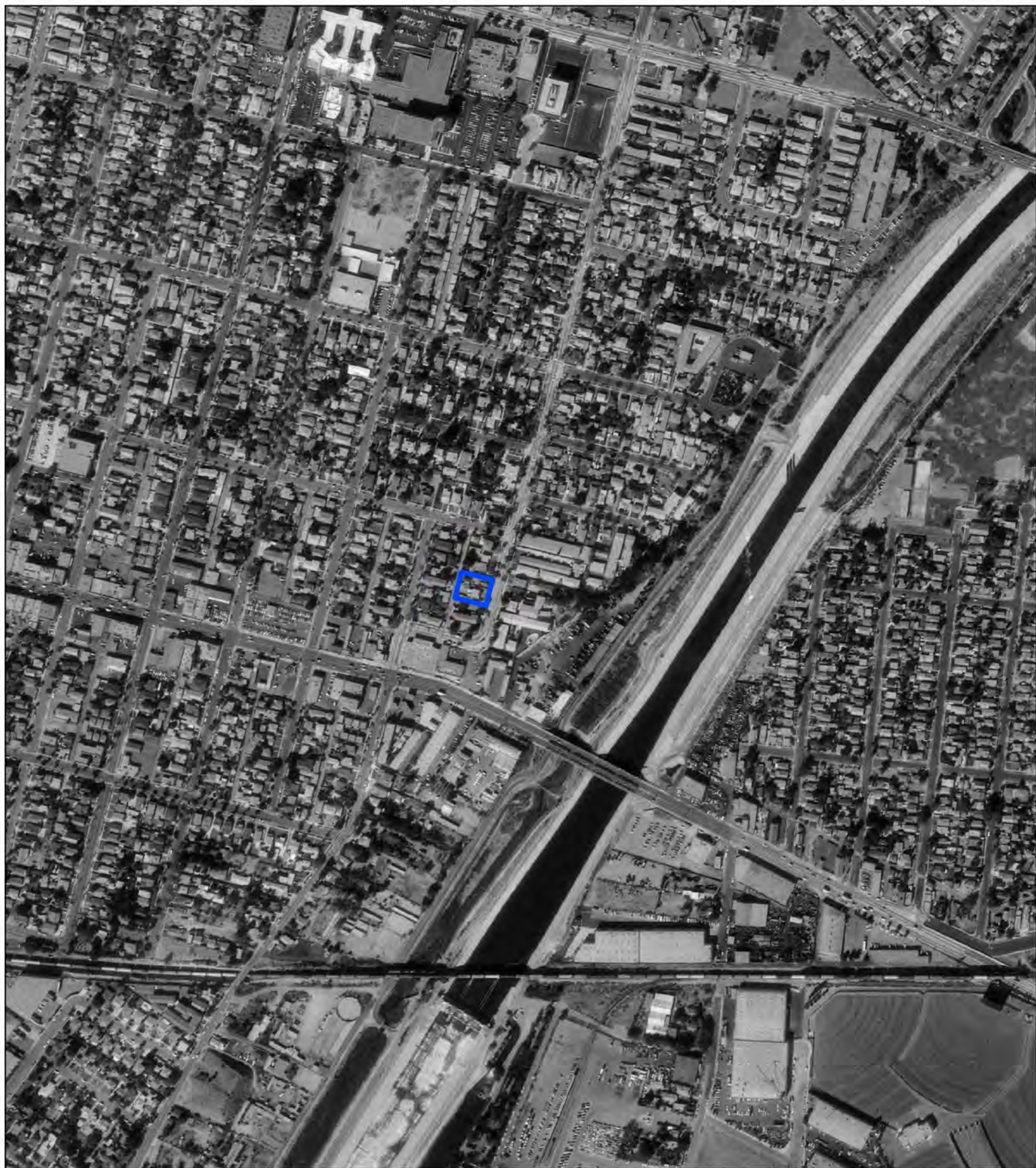




US Aerial 1988

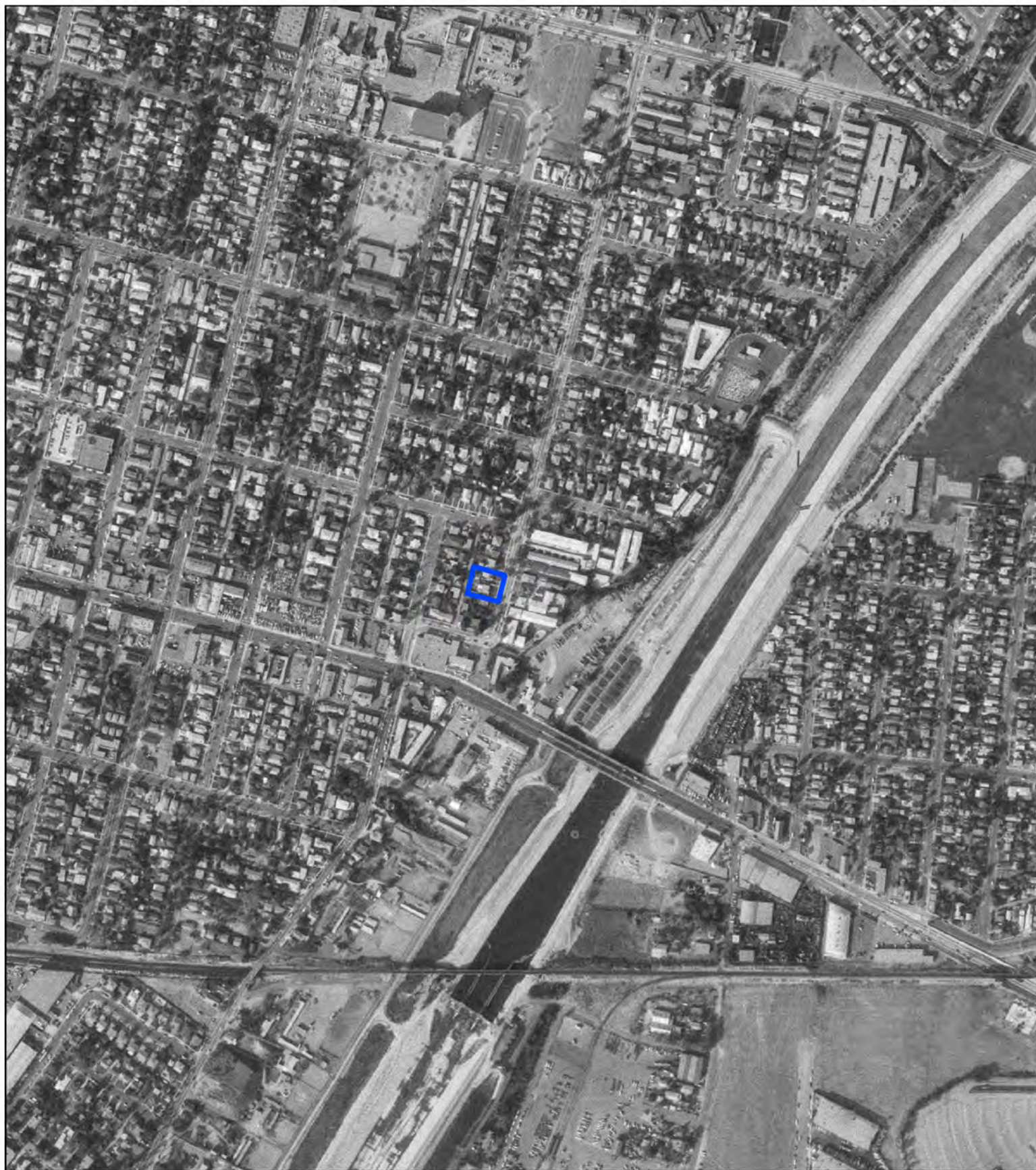


US Aerial 1983



US Aerial 1980





US Aerial 1972



US Aerial 1963



US Aerial 1960





US Aerial 1952





US Aerial 1948





US Aerial 1938

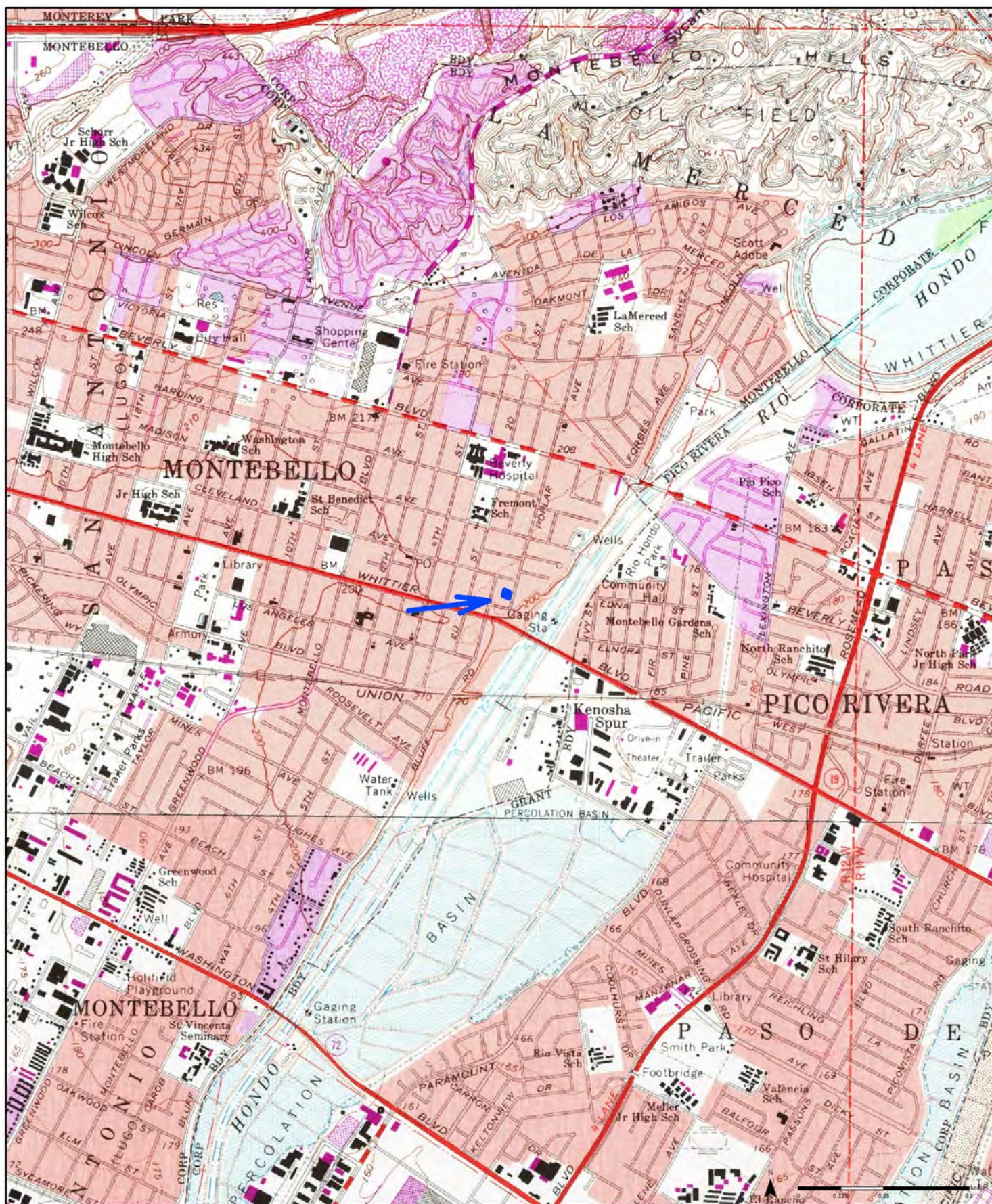




US Aerial 1928



Appendix D - Topographic Maps



1981

(1) Aerial Photo Year: 1978
Photo Revision Year: 1981

(2) Aerial Photo Year: 1978
Photo Revision Year: 1981

Quadrangle(s): El Monte, CA₍₁₎; Whittier, CA₍₂₎

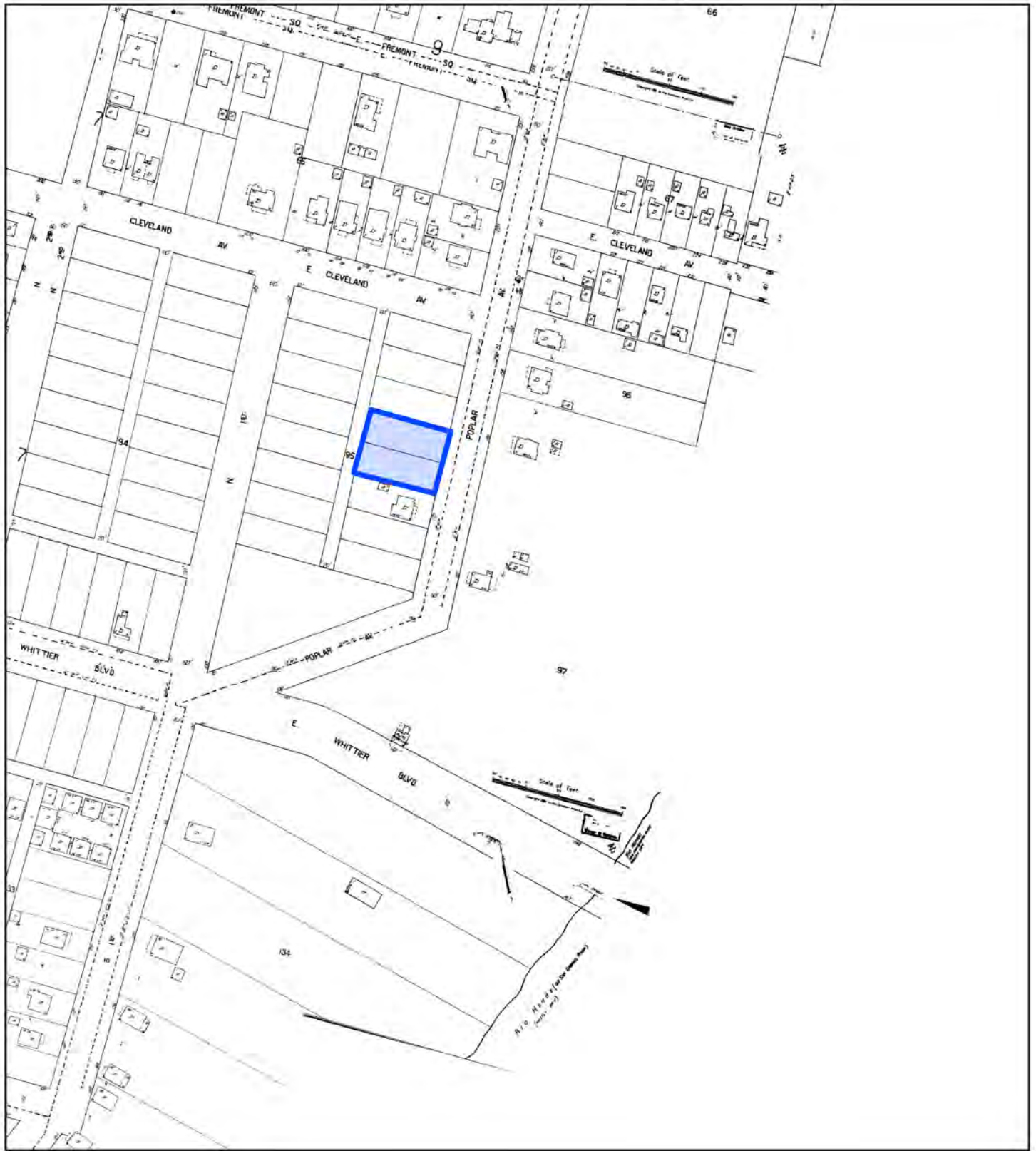
Order No. 21102102250

Source: USGS 7.5 Minute Topographic Map



Appendix E - Fire Insurance Maps

Fire Insurance Map



US FIM 1925



Fire Insurance Map

The map displays a residential area with the following streets and features:

- Streets:** Fremont, Cleveland, Poplar, Whitier, and Montebello.
- Highlighted Property:** A blue square marks the property at 3359 Poplar.
- Lot Numbers:** Various lot numbers are visible, such as 33902, 33901, 33900, 33903, 33904, 33905, 33906, 33907, 33908, 33909, 33910, 33911, 33912, 33913, 33914, 33915, 33916, 33917, 33918, 33919, 33920, 33921, 33922, 33923, 33924, 33925, 33926, 33927, 33928, 33929, 33930, 33931, 33932, 33933, 33934, 33935, 33936, 33937, 33938, 33939, 33940, 33941, 33942, 33943, 33944, 33945, 33946, 33947, 33948, 33949, 33950, 33951, 33952, 33953, 33954, 33955, 33956, 33957, 33958, 33959, 33960, 33961, 33962, 33963, 33964, 33965, 33966, 33967, 33968, 33969, 33970, 33971, 33972, 33973, 33974, 33975, 33976, 33977, 33978, 33979, 33980, 33981, 33982, 33983, 33984, 33985, 33986, 33987, 33988, 33989, 33990, 33991, 33992, 33993, 33994, 33995, 33996, 33997, 33998, 33999, 34000.
- Scale:** A scale bar is located in the bottom right corner, indicating distances in feet.

Fire Insurance Map

This is a fire insurance map of a residential neighborhood. The map shows a grid of streets including N 2nd St, N 1st St, N Poplar, N 3rd St, E Cleveland, E Fremont, E Whittier Blvd, and Bluff Rd. A blue square highlights a specific block bounded by N 1st St, N Poplar, N 3rd St, and E Cleveland. Various lot numbers and street names are labeled throughout the map.

Fire Insurance Map



US FIM 1966



Appendix F - City Directory



CITY DIRECTORY

Project Property: 129 & 133 N Poplar Ave
129 & 133 N Poplar Ave
Montebello, CA 90640

Project No: 221-0879

Requested By: EDI Consultants, Inc.

Order No: 21102102250

Date Completed: December 20, 2021

Environmental Risk Information Services

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December 20, 2021
RE: CITY DIRECTORY RESEARCH
129 & 133 N Poplar Ave
129 & 133 N Poplar Ave Montebello, 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:

BEG-145 of N Poplar Ave
BEG-150 of E Wheeler Blvd

Search Results Summary

Date	Source	Comment
2020	DIGITAL BUSINESS DIRECTORY	
2016	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2008	DIGITAL BUSINESS DIRECTORY	
2005-2006	HAINES	
2000-2001	HAINES	
1995-1996	HAINES	
1990	HAINES	
1985	HAINES	
1979	HAINES	
1975	HAINES	
1972	HAINES	
1965	PACIFIC TELEPHONE	
1962	PACIFIC TELEPHONE	
1952	PACIFIC DIRECTORY CO	
1948	PACIFIC DIRECTORY CO	

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104 **BEST FAMILY DISCOUNT STOR...***Retail Shops*
104 **MGA FLOORING CTR...***Construction Companies*
104 **MGA FLOORING CTR...***Floor Laying Refinishing & Resurfacing*
104 **MGA FLOORING CTR...***Federal Government Contractors*
104 **MGA SERVICE...***Restaurants*
104 **MGA SERVICE...***Property Maintenance*
111 **MANZUR TEST CTR...***Restaurants*
116 **SUPERWASH...***Laundries-self Service*
116 **SUPERWASH...***Laundry Equip-coml-coin Operated (whls)*
121 **DAVES CABINET...***Cabinets*
121 **DAVES CABINET...***Cabinet Makers*
121 **MEINEKE CAR CARE CTR...***Automobile Repairing & Service*
121 **XPRESS LICENSE SCHOOL...***Construction Companies*
128 **JUPITER SOUNDSCAPE LLC...***Nonclassified Establishments*
128 **ROYALA MOTEL...***Hotels & Motels*
140 **INGALLS CONVEYORS INC...***Conveyors & Conveying Equipment (whls)*
140 **INGALLS CONVEYORS INC...***Racks (whls)*
140 **INGALLS CONVEYORS INC...***Shelving (whls)*

NO LISTING FOUND FOR THIS YEAR...

104 MGA FLOORING CTR...Floor Laying Refinishing & Resurfacing
104 MGA FLOORING CTR...Federal Government Contractors
104 MGA SERVICE...Restaurants
104 MONTEBELLO PARAMOUNT...Nonclassified Establishments
111 MANZUR TEST CTR...Restaurants
116 SUPERWASH...Laundry Equip-coml-coin Operated (whls)
121 DAVES CABINET...Cabinets
121 JOHNNYS CUSTOM CABINETS...Wood Kitchen Cabinet & Countertop Manufacturing
121 LEWENS NEON WHOLESALE...Neon Signs (whls)
121 LEWENS NEON WHOLESALE...Signs (mfrs)
121 MEINEKE AUTO CARE CTR...General Automotive Repair
121 MEINEKE CAR CARE CTR...General Automotive Repair
121 PRODUCTOS LATINOS...Mexican Goods
128 ROYALA MOTEL...Hotels & Motels
140 INGALLS CONVEYORS INC...Conveyors & Conveying Equipment (whls)

NO LISTING FOUND FOR THIS YEAR...

104 MGA FLOORING CTR...Floor Laying Refinishing & Resurfacing
104 MGA SVC...Restaurants
111 MANZUR TEST CTR...Restaurants
116 ED'S NATIONAL SUITS...Clothing-retail
116 SUPERWASH...Laundry Equip-coml-coin Operated (whls)
121 DAVES CABINET...Cabinets
121 IAN AUTO SVC CTR...Automobile Repairing & Service
121 J-LINE STUDIO...Artists-commercial
121 JOHNNY'S CUSTOM CABINETS...Cabinets
121 LEWENS NEON WHOLESALE...Signs (mfrs)
121 PRODUCTOS LATINOS...Mexican Goods
128 ROYALA MOTEL...Hotels & Motels

NO LISTING FOUND FOR THIS YEAR...

104 MGA CARPET SALES...Carpet & Rug Dealers-new
 104 MGA CARPET SALES...Carpets
 104 MGA FLOORING CTR...Floor Laying,flr Wk
 111 MANSUR TEST CTR...Restaurants
 111 MANZUR TEST CTR...Eating Places
 121 AISPUR0 JSUS PRODUCTOS LATINOS...Whol Nondurable Goods
 121 DAVES CABINETS...Cabinet Makers
 121 DAVES CABINETS...Cabnt/finish Carpntry
 121 FUTURE GENERATION...Litho,coml Printing
 121 FUTURE GENERATION...Printers
 121 J-LINE STUDIO...Artists-commercial
 121 J-LINE STUDIO...Commercial Art, Illus
 121 J-LINE STUDIO INC...Mfg Sculpture
 121 JESUS AISPUR0 PRODUCTOS LATINO...Mexican Goods
 121 JESUS AISPUR0 PRODUCTOS LATINO...Misc Retail Stores
 121 JOHNNYS CUSTOM CABINETS...Mfg Wood Kitchen Cabinets
 121 JOSE AISPUR0 PRODUCTOS LATINOS...Boots
 121 MGS MOTORS INC...Automobile Dealers-used Cars
 121 NEW GENERATION SILK SCREEN...Commercial Printing
 121 PRODUCTOS LATINOS...Whol Mexican Products
 121 PRODUCTOS LATINOS...Mexican Goods
 121 UNITED BIAS BINDING...Cutting & Slitting Svc
 121 UTURE GENERATION...Nonclassified Establishments
 128 ROYAL MOTEL...Hotels & Motels
 140 E T FENCING...Fence Contractors
 140 E T FENCING...Fence Contractors
 140 INGALLS CONVEYORS INC...Conveyors & Conveying Equipment (whol)
 140 INGALLS CONVEYORS INC...Conveyors,rel Eqp
 140 VICENTE AUTO REPAIR...Automobile Repairing & Service
 140 W G INGALLS CONVEYORS INC...Conveyors & Conveying Equipment (whol)
 140 WG INGALLS CO...Mfg Conveyors/equipment

117

R&S TRUCKING CO...Local Trucking Operator

101 SMOG PROS
 104 MGA FLOORING CENTER
 111 MANZUR TEST ONLY
 121 AAMCO TRANSMISSIONS
 121 DAVE'S CABINETS
 121 FUTURE GENERATION
 121 J - LINE STUDIO
 121 JESUS ASPURO PRODUCTOS LATINOS
 121 MGS MOTORS INC
 121 NEW GENERATON SILK SCREEN
 121 UNITD BIAS BINDING
 121 UTURE GENERATION
 128 ROYALA MOTEL
 140 ET FENCING
 140 FENCE YOUR CASTLE
 140 INGALLS CONVEYORS INC
 140 VICENTE AUTO REPAIR
 240 PUBLIC STORAGE

116 MULTI TENANT RESIDENTIAL
 117 SAMANIE GO REYNALDO
 121 MORENO JAN
 125 MARDEN EDWARD
 125 MEDINA ROSA
 125 MOORE SEAN
 128 HERNANDEZ ROBERTO
 129 GARCIA DORA ELA
 129 GARCIA RUBEN
 129 PIMENTEL HUMBERTO
 130 XXXX
 132 CASTRO ANA
 133 CARBAJAL ANITA
 137 DELAMOYA CONNIE
 137 FLORES DIEGO
 138 CONTRERAS YOLANDA
 141 PEREZ DAVID
 141 #C VALLEJO VICTORIA
 142 CABRERA SAMUEL
 142 CABRERA SAMUEL
 142 PEREZ JUAN
 142 VELASCO JOSE
 144 CHAVEZ JOSE
 144 #C LUNA MARGARET
 144 RODRIGUEZ JUANA F
 145 BARRIOS JUANA
 145 SANCHEZ FERMIN
 148 MULTI TENANT RESIDENTIAL

101 SMOG PROS
 101 SMOG PROS
 104 HEILIG MEYERS MCHAHAN'S FURN
 111 MONTEBL TEST ONLY CENTER
 116 PATEL KARSANBHAI
 121 AQ TRANSMISSION
 121 DAVE'S CABINETS
 121 J- LINE STUDIO
 121 JESUS AISPURRO PRODUCTOS LATINOS
 121 NEW GENERATION SILK SCREEN
 121 UNITD BIAS BINDING
 125 XXXX
 128 PATEL GUNVANT
 128 ROYALA MOTEL
 134 XXXX
 136 XXXX
 138 JT WELDING CO
 140 ET FENCING
 140 FENCE YOUR CASTLE
 140 NAZ RUBBISH DISPOSAL
 140 SERV WEL DISPOSAL
 150 XXXX
 238 XXXX

116 MARTINEZ GUILLERMO E
 116 MENDEZ MARIA
 116 RUIZ OTILIA
 117 SAMANIEGO REYNALDO
 121 BROWN BEVERLY A
 121 SANDLER DAVID
 121 VILLANEUVA JUAN C
 125 MOORE SEAN
 125 MOORE SEAN
 125 SANDLER DAVID
 128 XXXX
 129 MAGNA JOSEPH
 130 XXXX
 132 TKACHENKO VLADIMIR
 133 MAGNA JOSEPH
 137 FLORES DIEGO
 141 ARAIZA ANGEL N
 141 PACE JON
 142 MURCIA MARIA M
 144 #F CHAVIRA CRUZ JR
 144 RODRIGUEZ JUANA F
 145 BARRIOS JUANA
 145 YUATAYEVA FEDOSIYA
 148 MULTI TENANT RESIDENTIAL

101	SMOG PROS
104	MCMAHANS FURN & APLN
111	KAWASAKI OF MONTEBL
111	MONTEBL KAWASAKI
116	XXXX
121	A Q AUTO REPAIR
121	A Q TRANSMISSION
121	CLASSIC AUTO UPHL
121	ELITE AUTO &BODY
121	GODS GNRTN SPAT WR
121	IRIBE TOWING
121	MONTEBL DRAPERIES
121	MULTYSTITCH CONTRCT ROCKS BODY SHOP
125	XXXX
128	J T WELDING CO
128	ROYALA MOTEL
132	XXXX
134	XXXX
136	XXXX
140	NAZ RUBBISH DISPOSAL
140	SERV WEL DISPOSAL
150	XXXX
238	XXXX

116	ORTIZ CHRIS
116	HURTADO VICTORIA
116	SERDAN CARLOS R
117	SAMANIE GO REYNALDO
121	MARQUEZ CYNTHIA
125	XXXX
128	ORTIZ PEDRO LOYD
129	MAGNA JOSEPH
132	XXXX
133	XXXX
137	XXXX
141	XXXX
142	ESTEVA GABRIEL
142	MOIRA IRENE
144	XXXX
145	GRIGORIAN MATIROS
148	HOOKEER JAMES

101 M P&G TUNE UP CTRS
104 MCHANANS FURN & APLN
111 KAWASAKI OF MONTEBL
111 MONTEBL KAWASAKI
116 XXXX
121 A Q TRANSMISSION
121 FUSION FXTRG & CONSTR
121 IGOR ENTERPRISES
121 J&C WOOD WORKING
121 L M AUTO SALES
121 TERRY TALLIS CMPSR
121 TREJO ALFONSO
121 UNITD MOTORS
125 XXXX
128 ROYALA MOTEL
132 XXXX
134 XXXX
136 XXXX
138 J T WELDING CO
140 CA CAGE CO
140 MORRIES RUBBISH SER
140 NAZ RUBBISH DISPOS
140 PAC WASTE
140 SERV WEL DISPOSAL
150 BILLS GARAGE
238 XXXX

116 MULTI TENANT RESIDENTIAL
121 CORONA TINA
123 XXXX
125 XXXX
128 ORTIZ PEDRO LOYE
132 XXXX
137 ESTRADA JULIO CESAR
141 ESTRADA MARIA
141 MALITNER ALAN W
142 BLEAS BEUTIREO S
142 CASTANEDA AGRIPINO
142 URENO JOSE ANGEL
145 XXXX
148 MULTI TENANT RESIDENTIAL

101 M P&G TUNE UP CENTER
104 MCMAHANAS FURN&APLN
111 MONTEBELLO KAWASAKI
116 BUDGET RENT A CAR
116 DICK & WALT'S HONDA
116 HONDA OF MONTEBELLO
116 SEARS RENT A CAR
121 AAMCO ATMTC TRNSMSN
125 XXXX
128 ROYALA MOTEL
132 XXXX
134 XXXX
136 XXXX
138 J T WELDING CO
140 AAPEX RUBBISH SERV
140 M J B DISPOSAL
140 MORRIES RUBBISH SER
140 NAZ RUBBISH DISPOSAL
140 PAC WASTE
140 SERY WEL DISPOSAL
140 SILIZNOFF PETE J
148 READY RUBBISH DSPSL
238 STOUT BODY SHOP

116 MULTI TENANT RESIDENTIAL
121 XXXX
125 XXXX
128 MULTI TENANT RESIDENTIAL
132 XXXX
133 DEMILLE THEORA C
134 ARMENTA RICHARD
137 ARANA PATRICIA
142 CASTRO AMADOR
142 MACIAS MARIA O
144 GARCIA E D
144 ROWLAND L M
145 CABRALES JOSE R
148 MULTI TENANT RESIDENTIAL

101 DELREAL ARCO SERV
 104 RICHARDS FURN CNTR
 111 BUDGET RENT A CAR
 111 MONTEBL KAWASAKI
 116 DICK N WALTS
 116 DICK N WALTS
 116 DICK&WALTS HONDA
 116 SEARS RENT A CAR
 121 AAMCO AUTOMTC TRNSM
 121 JESSES BODY SHOP
 121 JORGE AUTO REPAIR
 121 RAYMOND GEO M
 125 GEORGE M RAYMOND CO
 125 RAY GEORGE M CO
 125 RAYMOND PLASTERING
 128 ROYALA MOTEL
 134 XXXX
 136 SIAPIN LANDSCAPE CO
 138 J T WELDING CO
 140 AAPEX RUBBISH SERV
 140 APPLIED SYSTEMS
 140 BOSTON INDUSTRIES
 140 M J B DISPOSAL
 140 READY RUBBISH DSPSL
 140 SERV WEL DISPOSAL SV
 238 MONTE CARLO BDY SHP

116 MULTI TENANT RESIDENTIAL
 121 GERGEN M C
 125 MELENDEZ JOVITA
 128 MULTI TENANT RESIDENTIAL
 132 COTA EVA B
 133 DEMILLE THEORA C
 134 ARMENTA RICHARD
 140 1/2 POBLES RAUL
 142 HOLGUIN MARGARET D
 142 MARTINEZ FERN
 144 POYER PAUL I
 144 ROWLAND L M
 144 TEMPLETON B K
 145 CABRALES B K
 148 MULTI TENANT RESIDENTIAL

101 DELREAL ARCO SERV
104 RICHARDS FURNITR CT
111 HURO S MOTORCYCLES
111 STEVE HURO MTRCYCLS
116 DICK N WALT'S HONDA
125 GEORGE M RAYMOND CO
125 RAY GEO M CO
125 RAYMOND PLASTERING
128 ROYALA MOTEL
140 ARCIERO BROS INC
140 ARCIERO HOMES INC
140 MONTBLO SEWER CO
140 MONTBLO TRENCHING
140 MONTEBELLO EQUIP
238 MONTE CARLO BODY SHO

116 MULTI TENANT RESIDENTIAL
117 XXXX
121 GERGEN M C
125 XXXX
128 MULTI TENANT RESIDENTIAL
129 XXXX
132 MORELLI NANCY
133 DEMILLE THEORA C
134 XXXX
136 WALDO FAY
136 WALDO RAYMOND D
140 1/2 PINEDA DANNY
142 CASCARELLI RALPH J
142 NAPIER RONALD
144 ROWLAND L M
144 ROWLAND L M
144 ROYER PAUL I
144 TEMPLETON B K
145 EDMISTON N T
146 XXXX

101 ATLANTC RCHFLD ARCO
101 HECTORS ARCO
101 U HAUL CO DIR
104 HUB FURNITURE CO
116 DICK N WALT'S HONDA
125 RAY GEO M CO
125 RAYMOND GEO M CO
125 RAYMOND PLASTERING
128 ROYALA MOTEL
140 ARCIERO BROS INC
140 ARCIERO HOMES INC
140 MONTEBELLO SEWER CO
140 MONTEBELLO EQUIPT
240 MONTEBELLO BODR SHP

116 MULTI TENANT RESIDENTIAL
116 MULTI TENANT RESIDENTIAL
117 HARLOW VIRGINIA D
121 GERGEN M C
125 XXXX
128 MULTI TENANT RESIDENTIAL
129 XXXX
132 MORELLI NANCY
133 DEMILLE THEORA C
134 GIOVANNETTI D M
136 WALDO FAY
136 WALDO RAYMOND D
140 1/2 ROSENBERGER CHAS J
142 CASCARELLI RALPH J
142 OROZCO I
144 MULTI TENANT RESIDENTIAL
145 EDMISTON N T
146 MONTOYA DAVID A

101 FRANKS RICHFIELD SERV
104 HUB FURN STORES
104 HUB FURNITURE CO
125 GEO M RAYMOND CO
125 RAYMOND PLASTERNG CO
128 BORDIONIE E
128 RIVERVIEW MOTEL
140 ARCIERO BROS INC

116 BUILDING
116 MULTI TENANT RESIDENTIAL
117 HARLOW GEORGE
121 SCHULTZ ILO
128 MULTI TENANT RESIDENTIAL
128 PAWLAWSKI J A
129 SMITH JAMES A
133 DE MILLE THEORA CORA
134 ANDRADE A D
136 YELLOWITZ B S
137 JURCZAK EDW A
140 1/2 ORTEGA A F JR
142 BUILDING
142 #6 CASCARELLI R J
142 #5 THEOBALD W
144 MULTI TENANT RESIDENTIAL
145 EDMISTON N T
146 CENTOGLU A

101	FRANKS RICHFIELD SERV
104	HUB FURN STORES
104	HUB FURN STORES
125	GEO M RAYMOND CO
125	RAYMOND PLASTERNG CO
128	MOTEL
128	RIVERVIEW MOTEL
136	REID JAS L
140	ARCIERO BROS INC
140	ARCIERO BROS INC

112	1/2 REINHOLD IDA
117	HARLON GEORGE
121	SCHULTZ ILO
125	STILWELL C
128	MULTI TENANT RESIDENTIAL
128	PAWLAWSKI JOS A
129	SMITH JAMES A
132	HUGHES ZONA R
133	DE MILLE THEORA CORA
134	MONTES GILBERT V
137	JURCZAK EDW A
140	1/2 BRIGHT CARL
140	CURTIS GEO W
142	1/2 CASCARELLI RALPH J
142	DRTIZ TONY
144	MULTI TENANT RESIDENTIAL
145	EDMISTON N T
146	SARKISTAN ALEX

125 RAYMOND G M CO CONTRS
128 MILLER I H
128 RIVERVIEW MOTOR LODGE
136 BAKER J M

117 BROWN E E MRS
121 1/2 SHULTZ A I MRS
121 DAVIDSON R E
125 HOWEY W S
129 SMITH J A
130 WILSON J L
132 ZOOLALIAN C H
133 OLDHAM W G
134 BOGDANOFF P J
136 ROPP S I
137 VETCH MARTHA B
141 CLPUSER K E
144 ALDRICH L C
145 EDMISTON N T
148 DOWKER G O

125 AMER OIL & GREASE CO
128 RIVERIEW MOTOR LODGE

117 1/2 TRANSIENT
117 BROWN E E MRS
121 1/2 ARP W G
121 SHULTZ A I MRS
125 HOWEY W S
129 SMITH J A
130 HOLDEMAN A D MRS
132 MYERS CLAUDE
133 OLDHAM W G
134 DONNELL E M MRS
136 ROOP S I
137 VEITCH MARTHA B
141 CLCUSER K E
144 ALDRICH L C
145 EDMISTON N T
148 DOWKER G O

Appendix G - Regulatory Database Report



DATABASE REPORT

Project Property:	<i>129 & 133 N Poplar Ave 129 & 133 N Poplar Ave Montebello CA 90640</i>
Project No:	<i>221-0879</i>
Report Type:	<i>Database Report</i>
Order No:	<i>21102102250</i>
Requested by:	<i>EDI Consultants, Inc.</i>
Date Completed:	<i>December 21, 2021</i>

Environmental Risk Information Services

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Property Information:

Project Property: 129 & 133 N Poplar Ave
129 & 133 N Poplar Ave Montebello CA 90640

Project No: 221-0879

Coordinates:

Latitude:	34.00895514
Longitude:	-118.09907622
UTM Northing:	3,763,693.39
UTM Easting:	398,511.00
UTM Zone:	UTM Zone 11S

Elevation: 206 FT

Order Information:

Order No: 21102102250
Date Requested: December 13, 2021
Requested by: EDI Consultants, Inc.
Report Type: Database Report

Historicals/Products:

Aerial Photographs	Historical Aerials (with Project 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)	Physical Setting Report (PSR)
Topographic Map	Topographic Maps

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
<u>Standard Environmental Records</u>								
Federal								
DOE FUSRAP	Y	1	0	0	0	0	0	0
NPL	Y	1	0	0	0	0	1	1
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	1	-	1
ODI	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	1	-	1
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	1	-	1
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	1	4	-	5
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	2	2	-	-	4
RCRA VSQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	0	5	16	-	-	21
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0
FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
State								
RESPONSE	Y	1	0	0	1	0	0	1
ENVIROSTOR	Y	1	0	0	1	0	2	3
DELISTED ENVIS	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	1	0	-	1
SWRCB SWF	Y	0.5	0	0	0	0	-	0
HWP	Y	1	0	0	0	0	0	0
SWAT	Y	0.5	0	0	0	0	-	0
C&D DEBRIS RECY	Y	0.5	0	0	0	1	-	1
RECYCLING	Y	0.5	0	1	1	3	-	5
PROCESSORS	Y	0.5	0	0	0	0	-	0
CONTAINER RECY	Y	0.5	0	0	2	1	-	3
LDS	Y	0.5	0	0	1	0	-	1
LUST	Y	0.5	0	3	4	6	-	13
DELISTED LST	Y	0.5	0	0	0	1	-	1
UST	Y	0.25	0	0	0	-	-	0
UST CLOSURE	Y	0.5	0	0	0	1	-	1
HHSS	Y	0.25	0	3	6	-	-	9
UST SWEEPS	Y	0.25	0	4	5	-	-	9
AST	Y	0.25	0	0	0	-	-	0
AST SWRCB	Y	0.25	0	0	0	-	-	0
TANK OIL GAS	Y	0.25	0	0	0	-	-	0
DELISTED TNK	Y	0.25	0	1	0	-	-	1
CERS TANK	Y	0.25	0	0	1	-	-	1
DELISTED CTNK	Y	0.25	0	0	0	-	-	0
HIST TANK	Y	0.25	0	3	5	-	-	8
LUR	Y	0.5	0	0	1	0	-	1
CALSITES	Y	0.5	0	0	1	0	-	1
HLUR	Y	0.5	0	0	0	0	-	0
DEED	Y	0.5	0	0	0	0	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
VCP	Y	0.5	0	0	0	0	-	0
CLEANUP SITES	Y	0.5	0	2	1	0	-	3
DELISTED COUNTY	Y	0.25	0	0	0	-	-	0
Tribal								
INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED ILST	Y	0.5	0	0	0	0	-	0
DELISTED IUST	Y	0.25	0	0	0	-	-	0
County								
SML LA	Y	0.5	0	0	0	0	-	0
SWF LA COUNTY	Y	0.5	0	1	0	3	-	4
CUPA LA COUNTY	Y	0.25	0	7	11	-	-	18
HMS LA	Y	0.25	0	4	8	-	-	12
UST SANTAFESP	Y	0.25	0	0	0	-	-	0
UST LONGB	Y	0.25	0	0	0	-	-	0
CUPA BURBANK	Y	0.25	0	0	0	-	-	0
UST ELSEGUNDO	Y	0.25	0	0	0	-	-	0
UST SANTA MONICA	Y	0.25	0	0	0	-	-	0
AST SANTAMON	Y	0.25	0	0	0	-	-	0
CUPA SANTAMON	Y	0.25	0	0	0	-	-	0
UST TORRANCE	Y	0.25	0	0	0	-	-	0
UST VERNON	Y	0.25	0	0	0	-	-	0
CUPA VERNON	Y	0.25	0	0	0	-	-	0
UST LA CITY	Y	0.25	0	0	0	-	-	0
AST LA CITY	Y	0.25	0	0	0	-	-	0
HAZMAT LA CITY	Y	0.125	0	0	-	-	-	0
<u>Additional Environmental Records</u>								
Federal								
PFAS NPL	Y	0.5	0	0	0	0	-	0
FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	0	1	1
URANIUM	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCB	Y	0.5	0	0	2	0	-	2
State								
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DRYC GRANT	Y	0.25	0	0	0	-	-	0
PFAS	Y	0.5	0	0	0	0	-	0
PFAS GW	Y	0.5	0	0	4	2	-	6
HWSS CLEANUP	Y	0.5	0	0	1	0	-	1
DTSC HWF	Y	0.5	0	0	0	0	-	0
INSP COMP ENF	Y	1	0	0	0	0	0	0
SCH	Y	1	0	0	0	0	0	0
CHMIRS	Y	PO	0	-	-	-	-	0
HIST CHMIRS	Y	PO	0	-	-	-	-	0
HAZNET	Y	PO	0	-	-	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
HIST MANIFEST	Y	PO	0	-	-	-	-	0
HW TRANSPORT	Y	0.125	0	0	-	-	-	0
WASTE TIRE	Y	PO	0	-	-	-	-	0
MEDICAL WASTE	Y	0.25	0	0	0	-	-	0
HIST CORTESE	Y	0.5	0	0	0	1	-	1
CDO/CAO	Y	0.5	0	0	0	0	-	0
CERS HAZ	Y	0.125	0	2	-	-	-	2
DELISTED HAZ	Y	0.5	0	0	0	0	-	0
GEOTRACKER	Y	0.125	0	0	-	-	-	0
MINE	Y	1	0	0	0	0	0	0
LIEN	Y	PO	0	-	-	-	-	0
WASTE DISCHG	Y	0.25	0	0	0	-	-	0
EMISSIONS	Y	0.25	0	0	8	-	-	8
CDL	Y	0.125	0	0	-	-	-	0

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

County								
HAZMAT SANTAMON	Y	0.125	0	0	-	-	-	0
HAZ WST SANTAMON	Y	0.125	0	0	-	-	-	0
Total:			0	38	84	26	4	152

* PO – Property Only

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

Executive Summary: Site Report Summary - Project Property

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

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	RCRA SQG	W G IUGALS	140 E WHITTIER BLVD MONTEBELLO CA 90640 <i>EPA Handler ID:</i> CAR000082594	S	0.03 / 159.73	-18	44
1	LUST	RECYCLED COMMODITIES INC	140 WHITTIER BLVD E MONTEBELLO CA 90640 <i>Global ID Status Status Date:</i> T0603704028 COMPLETED - CASE CLOSED 11/30/1999	S	0.03 / 159.73	-18	45
1	SWF LA COUNTY	DAngelus Disposal	140 E. Whittier Blvd., Montebello, CA 90640 Montebello CA <i>Status:</i> Closed	S	0.03 / 159.73	-18	47
1	HMS LA		140 E WHITTIER BLVD MONTEBELLO CA 90640	S	0.03 / 159.73	-18	47
1	HHSS	RECYCLED COMMODITIES INC	140 E. WHITTIER BLVD. MONTEBEL MONTEBELLO CA 90640	S	0.03 / 159.73	-18	48
1	HIST TANK	RECYCLED COMMODITIES, INC.	140 E. WHITTIER BLVD. MONTEBEL MONTEBELLO CA	S	0.03 / 159.73	-18	48
1	CUPA LA COUNTY	INGALLS CONVEYORS INC	140 E WHITTIER BLVD MONTEBELLO CA 90640	S	0.03 / 159.73	-18	48
1	UST SWEEPS	RECYCLED COMMODITIES INC	140 E WHITTIER BLVD MONTEBELLO CA <i>C C Status:</i> A19-000-13031 ACTIVE <i>Tank ID:</i> 000003, 000001, 000002, 000004	S	0.03 / 159.73	-18	48
2	CLEANUP SITES	NO NAME	116 E. WHITTIER MONTEBELLO CA 90640 <i>Status Site Facility Type:</i> OPEN - INACTIVE CLEANUP PROGRAM SITE	SW	0.04 / 220.42	-8	49
3	HMS LA		125 E WHITTIER BLVD MONTEBELLO CA 90640	SSW	0.04 / 236.86	-12	51
3	UST SWEEPS	GEORGE RAYMOND CO	125 E WHITTIER BLVD MONTEBELLO CA <i>C C Status:</i> A19-000-10183 ACTIVE	SSW	0.04 / 236.86	-12	52
4	RCRA SQG	AMKO TRANSMISSION	121 E WHITTIER BLVD MONTEBELLO CA 90640 <i>EPA Handler ID:</i> CAD982323396	SW	0.05 / 243.31	-9	52

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
4	HMS LA		121 E WHITTIER BLVD MONTEBELLO CA 90640	SW	0.05 / 243.31	-9	53
4	HHSS	AAMCO TRANSMISSIONS	121 E. WHITTIER BLVD. MONTEBELLO CA 90640	SW	0.05 / 243.31	-9	53
4	RCRA NON GEN	MEINEKE CAR CARE CENTER #2432	121 E WHITTIER BLVD STE A MONTEBELLO CA 90640 <i>EPA Handler ID: CAL000394673</i>	SW	0.05 / 243.31	-9	53
4	CERS HAZ	Meineke Car Care Center	121 E WHITTIER BLVD STE A MONTEBELLO CA 90640	SW	0.05 / 243.31	-9	54
4	RCRA NON GEN	MEINEKE CAR CARE CENTER	121 E WHITTIER BLVD UNIT A MONTEBELLO CA 90640 <i>EPA Handler ID: CAC002993977</i>	SW	0.05 / 243.31	-9	56
4	RCRA NON GEN	GAALIYAH LLC DBA MEINEKE CAR CARE CENTER	121 E WHITTIER BLVD STE A MONTEBELLO CA 90640 <i>EPA Handler ID: CAL000442110</i>	SW	0.05 / 243.31	-9	57
4	CUPA LA COUNTY	RICKS BODY SHOP	121 E WHITTIER BLVD MONTEBELLO CA 90640	SW	0.05 / 243.31	-9	58
4	UST SWEEPS	PFI COMPANY	121 E WHITTIER BLVD MONTEBELLO CA <i>C C Status: A19-000-14765 ACTIVE</i>	SW	0.05 / 243.31	-9	59
5	HIST TANK	AAMCO TRANSMISSIONS	121 E. WHITTIER BLVD. MONTEBELLO CA	SW	0.05 / 243.96	-9	59
5	CUPA LA COUNTY	IAN AUTO SERVICE CENTER	121 E WHITTIER BLVD AB MONTEBELLO CA 90640	SW	0.05 / 243.96	-9	59
6	RCRA NON GEN	SERV-WEL DISPOSAL SERVICE	132 E. WHITTIER BLVD MONTEBELLO CA 90640 <i>EPA Handler ID: CAD045522976</i>	S	0.05 / 244.45	-18	59
6	CLEANUP SITES	RECYCLED COMMODITIES	132 E. WHITTIER BLVD. MONTEBELLO CA 90640 <i>Status Site Facility Type: COMPLETED - CASE CLOSED CLEANUP PROGRAM SITE</i>	S	0.05 / 244.45	-18	60
6	CUPA LA COUNTY	A RENT-A-BIN	132 E WHITTIER BLVD MONTEBELLO CA 90640	S	0.05 / 244.45	-18	63

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
7	CUPA LA COUNTY	MONTEBELLO TEST ONLY CTR	111 E WHITTIER BLVD MONTEBELLO CA 90640	WSW	0.05 / 265.11	-8	63
8	DELISTED TNK	ARCO PRODUCTS #00152	101 E WHITTIER BLVD MONTEBELLO CA 90640	WSW	0.06 / 340.07	-4	63
8	HMS LA		101 E WHITTIER BLVD MONTEBELLO CA 90640	WSW	0.06 / 340.07	-4	63
8	HHSS	MKRTICH MKRTICHYAN	101 E WHITTIER BLVD MONTEBELLO CA 90640	WSW	0.06 / 340.07	-4	64
8	HIST TANK	MKRTICH MKRTCHYAN	101 E WHITTIER BLVD MONTEBELLO CA CA	WSW	0.06 / 340.07	-4	64
8	CUPA LA COUNTY	ARCO #0152 AMPM	101 E WHITTIER BLVD MONTEBELLO CA 90640	WSW	0.06 / 340.07	-4	64
8	UST SWEEPS	ARCO PETROLEUM PROD CO # 0152	101 E WHITTIER BLVD MONTEBELLO CA	WSW	0.06 / 340.07	-4	64
			C C Status: A19-000-12043 ACTIVE Tank ID: 000001, 000009, 000004, 000003, 000006, 000008, 000007, 000005, 000002				
9	LUST	ARCO #0152	101 WHITTIER BLVD E MONTEBELLO CA 90640	WSW	0.07 / 393.47	-1	66
			Global ID Status Status Date: T0603703900 COMPLETED - CASE CLOSED 7/12/1996				
9	LUST	ARCO #152	101 WHITTIER BLVD. E. MONTEBELLO CA 90640	WSW	0.07 / 393.47	-1	69
			Global ID Status Status Date: T0603771386 COMPLETED - CASE CLOSED 12/6/2004				
10	RECYCLING	ANDRADE RECYCLING INC	101 W WHITTIER BLVD MONTEBELLO CA 90640	WSW	0.09 / 465.48	3	72
11	CERS HAZ	PARTY WAREHOUSE	109 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.10 / 529.39	4	72
11	CUPA LA COUNTY	PARTY WAREHOUSE	109 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.10 / 529.39	4	76
12	RCRA NON GEN	LA COUNTY, IVY STREET PP	232 E WHITTIER BLVD MONTEBELLO CA 90640- 0000 EPA Handler ID: CAL000206248	SE	0.12 / 653.33	-26	76

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
<u>13</u>	RCRA NON GEN	HK AUTO SALVAGE INC	247 E WHITTIER BLVD MONTEBELLO CA 90640-5317 <i>EPA Handler ID:</i> CAL000343209	SE	0.14 / 738.01	-24	<u>78</u>
<u>13</u>	CUPA LA COUNTY	H K AUTO SALVAGE	247 E WHITTIER BLVD MONTEBELLO CA 90640	SE	0.14 / 738.01	-24	<u>79</u>
<u>13</u>	RECYCLING	ECONOMY AUTO SALVAGE INC	247 E WHITTIER BLVD MONTEBELLO CA 90640	SE	0.14 / 738.01	-24	<u>79</u>
<u>14</u>	CONTAINER RECY	LUIS MARINES	241 E FREMONT SQ MONTEBELLO CA 90640	NE	0.14 / 762.58	7	<u>79</u>
<u>15</u>	CUPA LA COUNTY	NEW LIFE AUTOMOTIVE	221 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.15 / 800.26	4	<u>80</u>
<u>16</u>	RCRA NON GEN	EXECUTIVE AUTO RECONDITIONING	221 1/2 W WHITTIER BLVD MONTEBELLO CA 92640 <i>EPA Handler ID:</i> CAL000432016	W	0.15 / 804.60	4	<u>80</u>
<u>16</u>	RCRA TSD	PRECISE AUTO RECON INC	221 1/2 W WHITTIER BLVD MONTEBELLO CA 90640 <i>EPA Handler ID:</i> CAL000445172	W	0.15 / 804.60	4	<u>81</u>
<u>16</u>	RCRA NON GEN	PRECISE AUTO RECON INC	221 1/2 W WHITTIER BLVD MONTEBELLO CA 90640 <i>EPA Handler ID:</i> CAL000445172	W	0.15 / 804.60	4	<u>82</u>
<u>17</u>	RCRA NON GEN	AUGUSTIN MARES	109 W FREEMONT SQUARE MONTEBELLO CA 90640 <i>EPA Handler ID:</i> CAC003084957	NW	0.17 / 879.65	4	<u>83</u>
<u>18</u>	CUPA LA COUNTY	CARINA AUTO CENTER INC	259 E WHITTIER BLVD MONTEBELLO CA 90640	SE	0.17 / 911.27	-24	<u>84</u>
<u>18</u>	CUPA LA COUNTY	NASA DISPOSAL SERVICE	259 E WHITTIER BLVD MONTEBELLO CA 90640	SE	0.17 / 911.27	-24	<u>84</u>
<u>18</u>	RCRA NON GEN	CARINA AUTO CENTER INC	259 E WHITTIER BLVD MONTEBELLO CA 90640 <i>EPA Handler ID:</i> CAL000459241	SE	0.17 / 911.27	-24	<u>84</u>
<u>19</u>	RCRA NON GEN	PUBLIC STORAGE 20290	240 E WHITTIER BLVD MONTEBELLO CA 90640 <i>EPA Handler ID:</i> CAC002991733	SE	0.17 / 920.19	-25	<u>86</u>

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
20	EMISSIONS	JIMMY'S FAMOUS SUPERBURGERS	201 W WHITTIER BLVD MONTEBELLO CA 96640	W	0.18 / 972.40	-4	87
21	EMISSIONS	MY AUTO CENTER	255 E WHITTIER BLVD MONTEBELLO CA 90640	SE	0.20 / 1,030.97	-25	87
21	CUPA LA COUNTY	MY AUTO CENTER	255 E WHITTIER BLVD MONTEBELLO CA 90640	SE	0.20 / 1,030.97	-25	88
22	PFAS GW		CA	NE	0.20 / 1,040.36	7	88
23	HHSS	BORDEN METAL PRODUCTS	310 W. WHITTIER BOULEVARD SANTA FE SPRINGS RD. SANTA FE SPRINGS CA 90670	W	0.20 / 1,044.55	0	98
24	LDS	MONTEBELLO LAND & WATER CO. LANDFILL	344 Madison MONTEBELLO CA 90640	NE	0.21 / 1,085.82	6	98
24	EMISSIONS	MONTEBELLO LAND & WATER CO	344 EMADISON MONTEBELLO CA 90640	NE	0.21 / 1,085.82	6	107
25	RCRA NON GEN	SAM LAY	201 N. 3RD STREET MONTEBELLO CA 90640 <i>EPA Handler ID: CAC003111277</i>	WNW	0.21 / 1,094.69	1	109
26	HIST TANK	MONTEBELLO LAND & WATER CO.	344 E. MADISON AVENUE MONTEBELLO CA	NE	0.21 / 1,094.74	7	110
27	LUST	UNOCAL #0854 (FORMER)	318 WHITTIER BLVD W MONTEBELLO CA 90640 <i>Global ID Status Status Date: T0603703551 COMPLETED - CASE CLOSED 9/10/1996</i>	W	0.21 / 1,115.70	-3	110
27	HMS LA		318 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.21 / 1,115.70	-3	123
27	HIST TANK	SERVICE STATION 0854	318 W WHITTIER BLVD MONTEBELLO CA	W	0.21 / 1,115.70	-3	123
27	UST SWEEPS	UNOCAL CORP SS 0854	318 W WHITTIER BLVD MONTEBELLO CA <i>C C Status: A19-000-9995 ACTIVE Tank ID: 000001, 000002, 000003</i>	W	0.21 / 1,115.70	-3	123

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
28	CUPA LA COUNTY	T-MOBILE WEST SITE ID#LA13109B	308 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.22 / 1,155.67	-4	124
29	CUPA LA COUNTY	CARINA AUTO CENTER INC	107 VAN NORMAN RD MONTEBELLO CA 90640	SE	0.22 / 1,169.33	-25	124
29	RCRA NON GEN	CARINA AUTO CENTER INC	107 VAN NORMAN RD MONTEBELLO CA 90640 <i>EPA Handler ID: CAL000450298</i>	SE	0.22 / 1,169.33	-25	125
29	EMISSIONS	CARINA AUTO CENTER	107 VAN NORMAN RD MONTEBELLO CA 90640	SE	0.22 / 1,169.33	-25	126
30	HMS LA		307 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.22 / 1,183.14	-4	126
30	EMISSIONS	SEIDNER'S COLLISION CENTERS-MONTEBELLO	307 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.22 / 1,183.14	-4	126
30	UST SWEEPS	OSTROM CHEVROLET	307 W WHITTIER BLVD MONTEBELLO CA <i>C C Status: A19-000-16471 ACTIVE Tank ID: 000001</i>	W	0.22 / 1,183.14	-4	127
31	PFAS GW		CA	NE	0.22 / 1,185.21	9	128
32	RCRA SQG	OSTROM CHEVROLET	310 W WHITTIER BLVD MONTEBELLO CA 90640 <i>EPA Handler ID: CAD981685621</i>	W	0.22 / 1,187.10	-4	140
32	LUST	OSTROM CHEVROLET	310 WEST WHITTIER BOULEVARD MONTEBELLO CA 90640 <i>Global ID Status Status Date: T10000000135 COMPLETED - CASE CLOSED 6/16/2009</i>	W	0.22 / 1,187.10	-4	141
32	HMS LA		310 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.22 / 1,187.10	-4	143
32	CERS TANK	CHEVROLET OF MONTEBELLO	310 W WHITTIER BLVD MONTEBELLO CA 90640 <i>Site ID: 104742</i>	W	0.22 / 1,187.10	-4	143
32	RCRA NON GEN	DYNAMIC AUTO IMAGES/MONTEBELLO CHEVROLET	310 W WHITTIER BLVD MONTEBELLO CA 90640- 5324 <i>EPA Handler ID: CAL000364960</i>	W	0.22 / 1,187.10	-4	149

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
32	RCRA NON GEN	MONTEBELLO AUTO GROUP LLC DBA CHEVROLET OF MONTEBELLO	310 W WHITTIER BLVD MONTEBELLO CA 90640-5324	W	0.22 / 1,187.10	-4	150
			EPA Handler ID: CAL000351998				
32	CUPA LA COUNTY	CHEVROLET OF MONTEBELLO	310 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.22 / 1,187.10	-4	151
32	UST SWEEPS	OSTROM CHEVROLET	310 W WHITTIER BLVD MONTEBELLO CA	W	0.22 / 1,187.10	-4	151
			C C Status: A19-000-9732 ACTIVE Tank ID: 000001, 000002				
33	HHSS	OSTROM CHEVROLET	310 W. WHITTIER BOULEVARD MONTEBELLO CA 90640	W	0.23 / 1,194.41	-4	152
33	EMISSIONS	OSTROM CHEVROLET	310 W WHITTIER BL MONTEBELLO CA 90640	W	0.23 / 1,194.41	-4	152
33	HIST TANK	OSTROM CHEVROLET	310 W. WHITTIER BOULEVARD MONTEBELLO CA	W	0.23 / 1,194.41	-4	153
34	HHSS	UNION OIL SERVICE STATION 085	318 WEST WHITTER BLVD. MONTEBELLO CA 90640	W	0.23 / 1,221.17	-3	153
34	HHSS	SERVICE STATION 0854	318 W WHITTER BLVD MONTEBELLO CA 90640	W	0.23 / 1,221.17	-3	154
34	HIST TANK	UNION OIL SERVICE STATION #085	318 WEST WHITTIER BLVD. MONTEBELLO CA	W	0.23 / 1,221.17	-3	154
35	EMISSIONS	ATLAS WIRE & CABLE, ROSEN ELEC	133 S VAN NORMAN MONTEBELLO CA 90640	SSE	0.23 / 1,226.36	-23	154
36	RCRA SQG	MONTEBELLO USD FREMONT ELEMENTARY SCHL	200 W MADISON MONTEBELLO CA 90640	NNW	0.23 / 1,235.30	2	155
			EPA Handler ID: CAD982052052				
37	PFAS GW		CA	NE	0.23 / 1,235.78	7	156
38	SWF/LF	Montebello Land &Water Co.	344 East Madison Ave. Montebello CA 90640	NE	0.23 / 1,236.30	7	166

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
Act Opl Status Activity: Active Inert Debris Engineered Fill Operation							
38	HMS LA		344 E MADISON AVE MONTEBELLO CA 90640	NE	0.23 / 1,236.30	7	167
38	HHSS	MONTEBELLO LAND AND WATER CO	344 E. MADISON AVENUE MONTEBELLO CA 90640	NE	0.23 / 1,236.30	7	167
38	CUPA LA COUNTY	MONTEBELLO LAND AND WATER CO	344 E MADISON AVE MONTEBELLO CA 90640	NE	0.23 / 1,236.30	7	167
38	UST SWEEPS	MONTEBELLO LAND & WASTE CO	344 E MADISON AVE MONTEBELLO CA	NE	0.23 / 1,236.30	7	168
C C Status: A19-000-11880 ACTIVE							
39	LUST	ARTS DISPOSAL SERVICES	127 SOUTH VAN NORMAN ROAD MONTEBELLO CA 90640	SE	0.24 / 1,256.61	-24	168
Global ID Status Status Date: T0603738897 COMPLETED - CASE CLOSED 5/24/2004							
39	UST SWEEPS	ED SARKISSIAN RUBBISH CO	127 S VAN NORMAN RD PICO RIVERA CA	SE	0.24 / 1,256.61	-24	170
C C Status: A19-000-7781 ACTIVE Tank ID: 000002, 000001							
40	RCRA NON GEN	RUBBISH HAULERS INC	121 VAN NORMAN RD MONTEBELLO CA 90640	SE	0.24 / 1,258.68	-24	171
EPA Handler ID: CAD046435137							
41	PFAS GW		CA	NE	0.24 / 1,277.07	8	172
42	HMS LA		321 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.25 / 1,293.83	-4	184
42	RCRA NON GEN	SEIDNERS COLLISION CENTER INC- MONTEBELLO	321 W WHITTIER BLVD MONTEBELLO CA 90640-5323	W	0.25 / 1,293.83	-4	184
EPA Handler ID: CAL000304069							
42	CUPA LA COUNTY	SEIDNER'S COLLISION CENTERS-MONTEBELLO	321 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.25 / 1,293.83	-4	185
43	RESPONSE	ROSEN'S ELECTRICAL EQUIPMENT	8226 E. WHITTIER BLVD. PICO RIVERA CA 90660	SE	0.25 / 1,316.27	-26	185
Estor/EPA ID Cleanup Status: 19360068 CERTIFIED / OPERATION & MAINTENANCE AS OF 5/11/2021							
43	CLEANUP SITES	ROSEN ELECTRIC COMPANY	8226 WHITTIER BLVD PICO RIVERA CA 90660	SE	0.25 / 1,316.27	-26	230

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
Status Site Facility Type: OPEN - INACTIVE CLEANUP PROGRAM SITE							
43	LUST	ROSEN'S ELECTRICAL EQUIP CO.	8226 WHITTIER BLVD PICO RIVERA CA 90660	SE	0.25 / 1,316.27	-26	231
Global ID Status Status Date: T0603703059 COMPLETED - CASE CLOSED 2/6/1997							
43	LUR	ROSEN'S ELECTRICAL EQUIPMENT	8226 E. WHITTIER BLVD. PICO RIVERA CA 90660	SE	0.25 / 1,316.27	-26	233
Estor/EPA ID Cleanup Status: 19360068 CERTIFIED / OPERATION & MAINTENANCE AS OF 5/11/2021							
43	HMS LA		8226 WHITTIER BLVD PICO RIVERA CA 90660	SE	0.25 / 1,316.27	-26	277
43	HWSS CLEANUP	ROSEN'S ELECTRICAL EQUIPMENT	8226 E. WHITTIER BLVD. PICO RIVERA CA 90660	SE	0.25 / 1,316.27	-26	278
Estor/EPA ID Cleanup Status: 19360068 CERTIFIED / OPERATION & MAINTENANCE AS OF 5/11/2021							
43	ENVIROSTOR	ROSEN'S ELECTRICAL EQUIPMENT	8226 E. WHITTIER BLVD. PICO RIVERA CA 90660	SE	0.25 / 1,316.27	-26	327
Estor/EPA ID Cleanup Status: 19360068 CERTIFIED / OPERATION & MAINTENANCE AS OF 5/11/2021							
43	CALSITES	ROSEN'S ELECTRICAL EQUIPMENT	8226 E. WHITTIER BLVD. PICO RIVERA CA 90660	SE	0.25 / 1,316.27	-26	371
44	RCRA NON GEN	WASTE SYSTEM, INC	127 VAN NORMAN RD TRUCK UNIT # 39 MONTEBELLO CA 90640 EPA Handler ID: CAR000145177	SE	0.25 / 1,317.83	-24	372
44	RCRA NON GEN	ARTS SPECIAL WASTE INC	127 VAN NORMAN RD BLDG B MONTEBELLO CA 90640 EPA Handler ID: CAR000153189	SE	0.25 / 1,317.83	-24	373
44	RCRA NON GEN	ARTS DISPOSAL SVC INC	127 VAN NORMAN RD MONTEBELLO CA 90640 EPA Handler ID: CAD057335333	SE	0.25 / 1,317.83	-24	374
44	HMS LA		127 VAN NORMAN RD MONTEBELLO CA 906405312	SE	0.25 / 1,317.83	-24	376
44	HHSS	ALL SERVICE DISPOSAL INC	127 VAN NORMAN RD. MONTEBELLO CA 90640	SE	0.25 / 1,317.83	-24	376
44	PCB	ART'S SPECIAL WASTE, INC.	127 VAN NORMAN ROAD MONTEBELLO CA 90640 Site ID: CAR000153189	SE	0.25 / 1,317.83	-24	376
44	PCB	WASTE SYSTEM, INC.	127 VAN NORMAN ROAD MONTEBELLO CA 90640	SE	0.25 / 1,317.83	-24	377

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			Site ID: CAR000145177				
44	EMISSIONS	ATHENS SERVICES	127 VAN NORMAN RD MONTEBELLO CA 90640	SE	0.25 / 1,317.83	-24	377
44	HIST TANK	ALL SERVICE DISPOSAL INC.	127 VAN NORMAN RD. MONTEBELLO CA	SE	0.25 / 1,317.83	-24	378
44	RCRA NON GEN	ATHENS SERVICES	127 VAN NORMAN RD MONTEBELLO CA 90640- 5312 EPA Handler ID: CAL000299255	SE	0.25 / 1,317.83	-24	378
44	CUPA LA COUNTY	ATHENS SERVICES VAN NORMAN	127 VAN NORMAN RD MONTEBELLO CA 90640	SE	0.25 / 1,317.83	-24	379
44	CONTAINER RECY	ARTS DISPOSAL SERVICE	127 VAN NORMAN RD MONTEBELLO CA 90640	SE	0.25 / 1,317.83	-24	379
45	HMS LA		127 S VAN NORMAN RD MONTEBELLO CA 90640	SE	0.25 / 1,318.73	-24	380
46	SWF LA COUNTY	Montebello Land & Water Company	344 E. Madison, Montebello, CA 90640 Montebello CA Status: Active	NE	0.25 / 1,337.47	7	380
47	CERCLIS	ROSENS ELECTRICAL EQUIPMENT	8226 E WHITTIER BLVD PICO RIVERA CA 90660 Site EPA ID: CAD028915635	SE	0.26 / 1,365.98	-26	381
47	CERCLIS NFRAP	ROSENS ELECTRICAL EQUIPMENT	8226 E WHITTIER BLVD PICO RIVERA CA 90660 Site EPA ID: CAD028915635	SE	0.26 / 1,365.98	-26	383
47	SEMS ARCHIVE	ROSENS ELECTRICAL EQUIPMENT	8226 E WHITTIER BLVD PICO RIVERA CA 90660 EPA ID: CAD028915635	SE	0.26 / 1,365.98	-26	384
48	HIST CORTESE	ROSEN'S ELECTRICAL EQUIPMENT	8226 E. WHITTIER BLVD. PICO RIVERA CA 90660	SE	0.26 / 1,391.26	-26	385
49	PFAS GW		CA	NE	0.26 / 1,394.25	-12	385
50	PFAS GW		CA	SW	0.27 / 1,419.02	-11	395

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
51	C&D DEBRIS RECY	MONTEBELLO LAND AND WATER CO.	283 MAIDEN LN MONTEBELLO CA 90640	NE	0.29 / 1,515.24	11	407
52	LUST	LA CO DPW FMD RIO HONDO SPREADING GROUND	600 E RIVERVIEW RD MONTEBELLO CA 90640	SSE	0.29 / 1,529.57	-24	407
Global ID Status Status Date: T10000002832 COMPLETED - CASE CLOSED 8/15/2012							
53	RCRA TSD	THISTLE ROLLER CO INC	209 S VAN NORMAN RD MONTEBELLO CA 90640	SSE	0.32 / 1,680.56	-25	409
EPA Handler ID: CAL000443942							
54	RECYCLING	SAVING EARTH RECYCLING	117 N 5TH ST MONTEBELLO CA 90640	W	0.32 / 1,684.51	-4	410
55	CONTAINER RECY	LEOLARDO TALAMANTES	4650 GRAPE ST PICO RIVERA CA 90660	E	0.35 / 1,854.10	-25	411
56	RCRA TSD	KRAUS CONSTRUCTION	520 & 522 WEST WHITTIER BLVD. MONTEBELLO CA 90640 EPA Handler ID: CAC003016503	W	0.37 / 1,963.49	-5	411
57	DELISTED LST	BAY CITIES CONTAINER CORP.	8315 HANAN WAY PICO RIVERA CA 90660	SSE	0.39 / 2,068.27	-28	412
58	LUST	CHEVRON #9-3545 (FORMER)	200 BEVERLY BLVD E MONTEBELLO CA 90640	NNE	0.44 / 2,320.86	4	412
Global ID Status Status Date: T0603703502 COMPLETED - CASE CLOSED 7/17/1996							
59	LUST	BEVERLY SURGICAL CENTER	105 BEVERLY BLVD. W. MONTEBELLO CA 90640	N	0.44 / 2,337.55	3	414
Global ID Status Status Date: T0603739181 COMPLETED - CASE CLOSED 3/7/2011							
60	RCRA TSD	BANK OF AMERICA	700 WHITTIER BOULEVARD MONTEBELLO CA 90640- 4710 EPA Handler ID: CAC003020639	W	0.45 / 2,400.65	-4	419
61	LUST	RIO HONDO CONVALESCENT HOME	273 E BEVERLY BLVD MONTEBELLO CA 90460- 3775 Global ID Status Status Date: T10000002664 COMPLETED - CASE CLOSED 7/30/2014	NE	0.46 / 2,450.66	5	420
61	UST CLOSURE	Rio Hondo Convalescent Home	273 East Beverly Blvd, Montebello, Los Angeles County CA Claim Case No: Case No. 018504-025999	NE	0.46 / 2,450.66	5	424

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
62	LUST	BEVERLY HOSPITAL	309 BEVERLY BLVD W MONTEBELLO CA 90640	NNW	0.48 / 2,518.02	3	425
Global ID Status Status Date: T0603705176 COMPLETED - CASE CLOSED 11/12/1996							
63	SWF LA COUNTY	Murk BROS. Disposal	5440 Van Norman RD., Pico Rivera, CA 90660 Pico Rivera CA Status: Closed	SSE	0.48 / 2,526.02	-31	427
64	RCRA TSD	VICTOR OROZCO	8339 BEVERLY ROAD PICO RIVERA CA 90660	ENE	0.48 / 2,549.16	-24	427
EPA Handler ID: CAC003013589							
65	LUST	UNION PACIFIC CORPORATION	329 VAN NORMAN RD N MONTEBELLO CA 90640	SSE	0.49 / 2,574.09	-30	428
Global ID Status Status Date: T0603704300 COMPLETED - CASE CLOSED 10/4/1996							
66	SWF LA COUNTY	Van Disposal	8223 Loch Lomond DR., Pico Rivera, CA 90660 Pico Rivera CA Status: Active	SSE	0.50 / 2,616.57	-31	430
67	RECYCLING	SAVING EARTH RECYCLING	623 W OLYMPIC BLVD MONTEBELLO CA 90640	WSW	0.50 / 2,623.80	2	430
67	RECYCLING	SAVING EARTH RECYCLING CENTER	623 W OLYMPIC BLVD MONTEBELLO CA 90640-5229	WSW	0.50 / 2,623.80	2	431
68	ENVIROSTOR	PICO AUTO SALVAGE	8500 WHITTIER BOULEVARD PICO RIVERA CA 90660	ESE	0.55 / 2,894.91	-34	431
EPA ID Status Status Date: 60002082 INACTIVE - NEEDS EVALUATION AS OF 8/31/2014							
69	ENVIROSTOR	SOS METALS	8526 WHITTIER BLVD. PICO RIVERA CA 90660	ESE	0.60 / 3,183.58	-30	432
EPA ID Status Status Date: 19340796 REFER: 1248 LOCAL AGENCY AS OF 7/16/2001							
70	MRDS	SIMONS BRICK CO.- MONTEBELLO PLANT	LOS ANGELES COUNTY MONTEBELLO CA 90640	WSW	0.76 / 4,028.43	-4	433
Dep ID: 10212507							
71	NPL	OPERATING INDUSTRIES, INC., LANDFILL	900 N POTRERO GRANDE DR MONTEREY PARK CA 91754	NNW	0.96 / 5,046.88	90	433
EPA ID: CAT080012024							

Executive Summary: Summary by Data Source

Standard

Federal

NPL - National Priority List

A search of the NPL database, dated Aug 25, 2021 has found that there are 1 NPL site(s) within approximately 1.00 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
OPERATING INDUSTRIES, INC., LANDFILL	900 N POTRERO GRANDE DR MONTEREY PARK CA 91754	NNW	0.96 / 5,046.88	71
<i>EPA ID: CAT080012024</i>				

SEMS ARCHIVE - SEMS List 8R Archive Sites

A search of the SEMS ARCHIVE database, dated Jul 29, 2021 has found that there are 1 SEMS ARCHIVE site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ROSENS ELECTRICAL EQUIPMENT	8226 E WHITTIER BLVD PICO RIVERA CA 90660	SE	0.26 / 1,365.98	47
<i>EPA ID: CAD028915635</i>				

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

A search of the CERCLIS database, dated Oct 25, 2013 has found that there are 1 CERCLIS site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ROSENS ELECTRICAL EQUIPMENT	8226 E WHITTIER BLVD PICO RIVERA CA 90660	SE	0.26 / 1,365.98	47
<i>Site EPA ID: CAD028915635</i>				

CERCLIS NFRAP - CERCLIS - No Further Remedial Action Planned

A search of the CERCLIS NFRAP database, dated Oct 25, 2013 has found that there are 1 CERCLIS NFRAP site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ROSENS ELECTRICAL EQUIPMENT	8226 E WHITTIER BLVD PICO RIVERA CA 90660	SE	0.26 / 1,365.98	47
<i>Site EPA ID: CAD028915635</i>				

RCRA TSD - RCRA non-CORRACTS TSD Facilities

A search of the RCRA TSD database, dated Jun 14, 2021 has found that there are 5 RCRA TSD site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
PRECISE AUTO RECON INC	221 1/2 W WHITTIER BLVD MONTEBELLO CA 90640 <i>EPA Handler ID: CAL000445172</i>	W	0.15 / 804.60	16
 <u>Lower Elevation</u>	 <u>Address</u>	 <u>Direction</u>	 <u>Distance (mi/ft)</u>	 <u>Map Key</u>
THISTLE ROLLER CO INC	209 S VAN NORMAN RD MONTEBELLO CA 90640 <i>EPA Handler ID: CAL000443942</i>	SSE	0.32 / 1,680.56	53
KRAUS CONSTRUCTION	520 & 522 WEST WHITTIER BLVD. MONTEBELLO CA 90640 <i>EPA Handler ID: CAC003016503</i>	W	0.37 / 1,963.49	56
BANK OF AMERICA	700 WHITTIER BOULEVARD MONTEBELLO CA 90640-4710 <i>EPA Handler ID: CAC003020639</i>	W	0.45 / 2,400.65	60
VICTOR OROZCO	8339 BEVERLY ROAD PICO RIVERA CA 90660 <i>EPA Handler ID: CAC003013589</i>	ENE	0.48 / 2,549.16	64

RCRA SQG - RCRA Small Quantity Generators List

A search of the RCRA SQG database, dated Jun 14, 2021 has found that there are 4 RCRA SQG site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MONTEBELLO USD FREMONT ELEMENTARY SCHL	200 W MADISON MONTEBELLO CA 90640 <i>EPA Handler ID: CAD982052052</i>	NNW	0.23 / 1,235.30	36
 <u>Lower Elevation</u>	 <u>Address</u>	 <u>Direction</u>	 <u>Distance (mi/ft)</u>	 <u>Map Key</u>
W G IUGALS	140 E WHITTIER BLVD MONTEBELLO CA 90640 <i>EPA Handler ID: CAR000082594</i>	S	0.03 / 159.73	1
AMKO TRANSMISSION	121 E WHITTIER BLVD MONTEBELLO CA 90640 <i>EPA Handler ID: CAD982323396</i>	SW	0.05 / 243.31	4
OSTROM CHEVROLET	310 W WHITTIER BLVD MONTEBELLO CA 90640 <i>EPA Handler ID: CAD981685621</i>	W	0.22 / 1,187.10	32

RCRA NON GEN - RCRA Non-Generators

A search of the RCRA NON GEN database, dated Jun 14, 2021 has found that there are 21 RCRA NON GEN site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
PRECISE AUTO RECON INC	221 1/2 W WHITTIER BLVD MONTEBELLO CA 90640 <i>EPA Handler ID: CAL000445172</i>	W	0.15 / 804.60	<u>16</u>
EXECUTIVE AUTO RECONDITIONING	221 1/2 W WHITTIER BLVD MONTEBELLO CA 92640 <i>EPA Handler ID: CAL000432016</i>	W	0.15 / 804.60	<u>16</u>
AUGUSTIN MARES	109 W FREEMONT SQUARE MONTEBELLO CA 90640 <i>EPA Handler ID: CAC003084957</i>	NW	0.17 / 879.65	<u>17</u>
SAM LAY	201 N. 3RD STREET MONTEBELLO CA 90640 <i>EPA Handler ID: CAC003111277</i>	WNW	0.21 / 1,094.69	<u>25</u>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MEINEKE CAR CARE CENTER #2432	121 E WHITTIER BLVD STE A MONTEBELLO CA 90640 <i>EPA Handler ID: CAL000394673</i>	SW	0.05 / 243.31	<u>4</u>
MEINEKE CAR CARE CENTER	121 E WHITTIER BLVD UNIT A MONTEBELLO CA 90640 <i>EPA Handler ID: CAC002993977</i>	SW	0.05 / 243.31	<u>4</u>
GAALIYAH LLC DBA MEINEKE CAR CARE CENTER	121 E WHITTIER BLVD STE A MONTEBELLO CA 90640 <i>EPA Handler ID: CAL000442110</i>	SW	0.05 / 243.31	<u>4</u>
SERV-WEL DISPOSAL SERVICE	132 E. WHITTIER BLVD MONTEBELLO CA 90640 <i>EPA Handler ID: CAD045522976</i>	S	0.05 / 244.45	<u>6</u>
LA COUNTY, IVY STREET PP	232 E WHITTIER BLVD MONTEBELLO CA 90640-0000 <i>EPA Handler ID: CAL000206248</i>	SE	0.12 / 653.33	<u>12</u>
HK AUTO SALVAGE INC	247 E WHITTIER BLVD MONTEBELLO CA 90640-5317 <i>EPA Handler ID: CAL000343209</i>	SE	0.14 / 738.01	<u>13</u>
CARINA AUTO CENTER INC	259 E WHITTIER BLVD MONTEBELLO CA 90640 <i>EPA Handler ID: CAL000459241</i>	SE	0.17 / 911.27	<u>18</u>
PUBLIC STORAGE 20290	240 E WHITTIER BLVD MONTEBELLO CA 90640 <i>EPA Handler ID: CAC002991733</i>	SE	0.17 / 920.19	<u>19</u>
CARINA AUTO CENTER INC	107 VAN NORMAN RD MONTEBELLO CA 90640	SE	0.22 / 1,169.33	<u>29</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
EPA Handler ID: CAL000450298				
MONTEBELLO AUTO GROUP LLC DBA CHEVROLET OF MONTEBELLO	310 W WHITTIER BLVD MONTEBELLO CA 90640-5324	W	0.22 / 1,187.10	32
EPA Handler ID: CAL000351998				
DYNAMIC AUTO IMAGES/MONTEBELLO CHEVROLET	310 W WHITTIER BLVD MONTEBELLO CA 90640-5324	W	0.22 / 1,187.10	32
EPA Handler ID: CAL000364960				
RUBBISH HAULERS INC	121 VAN NORMAN RD MONTEBELLO CA 90640	SE	0.24 / 1,258.68	40
EPA Handler ID: CAD046435137				
SEIDNERS COLLISION CENTER INC- MONTEBELLO	321 W WHITTIER BLVD MONTEBELLO CA 90640-5323	W	0.25 / 1,293.83	42
EPA Handler ID: CAL000304069				
WASTE SYSTEM, INC	127 VAN NORMAN RD TRUCK UNIT # 39 MONTEBELLO CA 90640	SE	0.25 / 1,317.83	44
EPA Handler ID: CAR000145177				
ARTS SPECIAL WASTE INC	127 VAN NORMAN RD BLDG B MONTEBELLO CA 90640	SE	0.25 / 1,317.83	44
EPA Handler ID: CAR000153189				
ARTS DISPOSAL SVC INC	127 VAN NORMAN RD MONTEBELLO CA 90640	SE	0.25 / 1,317.83	44
EPA Handler ID: CAD057335333				
ATHENS SERVICES	127 VAN NORMAN RD MONTEBELLO CA 90640-5312	SE	0.25 / 1,317.83	44
EPA Handler ID: CAL000299255				

State

RESPONSE - State Response Sites

A search of the RESPONSE database, dated Jun 14, 2021 has found that there are 1 RESPONSE site(s) within approximately 1.00 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ROSEN'S ELECTRICAL EQUIPMENT	8226 E. WHITTIER BLVD. PICO RIVERA CA 90660	SE	0.25 / 1,316.27	43

Estor/EPA ID | Cleanup Status: 19360068 | CERTIFIED / OPERATION & MAINTENANCE AS OF 5/11/2021

ENVIROSTOR - EnviroStor Database

A search of the ENVIROSTOR database, dated Jun 14, 2021 has found that there are 3 ENVIROSTOR site(s) within approximately 1.00 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ROSEN'S ELECTRICAL EQUIPMENT	8226 E. WHITTIER BLVD. PICO RIVERA CA 90660	SE	0.25 / 1,316.27	43
<i>Estor/EPA ID Cleanup Status: 19360068 CERTIFIED / OPERATION & MAINTENANCE AS OF 5/11/2021</i>				
PICO AUTO SALVAGE	8500 WHITTIER BOULEVARD PICO RIVERA CA 90660	ESE	0.55 / 2,894.91	68
<i>Estor/EPA ID Cleanup Status: 60002082 INACTIVE - NEEDS EVALUATION AS OF 8/31/2014</i>				
SOS METALS	8526 WHITTIER BLVD. PICO RIVERA CA 90660	ESE	0.60 / 3,183.58	69
<i>Estor/EPA ID Cleanup Status: 19340796 REFER: 1248 LOCAL AGENCY AS OF 7/16/2001</i>				

SWF/LF - Solid Waste Information System (SWIS)

A search of the SWF/LF database, dated Jul 20, 2021 has found that there are 1 SWF/LF site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Montebello Land &Water Co.	344 East Madison Ave. Montebello CA 90640	NE	0.23 / 1,236.30	38
<i>Act Opl Status Activity: Active Inert Debris Engineered Fill Operation</i>				

C&D DEBRIS RECY - Construction and Demolition Debris Recyclers

A search of the C&D DEBRIS RECY database, dated Jun 20, 2018 has found that there are 1 C&D DEBRIS RECY site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MONTEBELLO LAND AND WATER CO.	283 MAIDEN LN MONTEBELLO CA 90640	NE	0.29 / 1,515.24	51

RECYCLING - Recycling Centers

A search of the RECYCLING database, dated Nov 2, 2020 has found that there are 5 RECYCLING site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ANDRADE RECYCLING INC	101 W WHITTIER BLVD MONTEBELLO CA 90640	WSW	0.09 / 465.48	10
SAVING EARTH RECYCLING	623 W OLYMPIC BLVD MONTEBELLO CA 90640	WSW	0.50 / 2,623.80	67
SAVING EARTH RECYCLING CENTER	623 W OLYMPIC BLVD MONTEBELLO CA 90640-5229	WSW	0.50 / 2,623.80	67

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ECONOMY AUTO SALVAGE INC	247 E WHITTIER BLVD MONTEBELLO CA 90640	SE	0.14 / 738.01	13
SAVING EARTH RECYCLING	117 N 5TH ST MONTEBELLO CA 90640	W	0.32 / 1,684.51	54

CONTAINER RECY - Listing of Certified Dropoff, Collection, and Community Service Programs

A search of the CONTAINER RECY database, dated Dec 16, 2020 has found that there are 3 CONTAINER RECY site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
LUIS MARINES	241 E FREMONT SQ MONTEBELLO CA 90640	NE	0.14 / 762.58	14

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ARTS DISPOSAL SERVICE	127 VAN NORMAN RD MONTEBELLO CA 90640	SE	0.25 / 1,317.83	44
LEOLARDO TALAMANTES	4650 GRAPE ST PICO RIVERA CA 90660	E	0.35 / 1,854.10	55

LDS - Land Disposal Sites

A search of the LDS database, dated Jun 22, 2021 has found that there are 1 LDS site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MONTEBELLO LAND & WATER CO. LANDFILL	344 Madison MONTEBELLO CA 90640	NE	0.21 / 1,085.82	24

LUST - Leaking Underground Fuel Tank Reports

A search of the LUST database, dated Jun 22, 2021 has found that there are 13 LUST site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CHEVRON #9-3545 (FORMER)	200 BEVERLY BLVD E MONTEBELLO CA 90640	NNE	0.44 / 2,320.86	58
Global ID Status Status Date: T0603703502 COMPLETED - CASE CLOSED 7/17/1996				
BEVERLY SURGICAL CENTER	105 BEVERLY BLVD. W. MONTEBELLO CA 90640	N	0.44 / 2,337.55	59

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Global ID Status Status Date: T0603739181 COMPLETED - CASE CLOSED 3/7/2011				
RIO HONDO CONVALESCENT HOME	273 E BEVERLY BLVD MONTEBELLO CA 90460-3775	NE	0.46 / 2,450.66	<u>61</u>
Global ID Status Status Date: T10000002664 COMPLETED - CASE CLOSED 7/30/2014				
BEVERLY HOSPITAL	309 BEVERLY BLVD W MONTEBELLO CA 90640	NNW	0.48 / 2,518.02	<u>62</u>
Global ID Status Status Date: T0603705176 COMPLETED - CASE CLOSED 11/12/1996				
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
RECYCLED COMMODITIES INC	140 WHITTIER BLVD E MONTEBELLO CA 90640	S	0.03 / 159.73	<u>1</u>
Global ID Status Status Date: T0603704028 COMPLETED - CASE CLOSED 11/30/1999				
ARCO #152	101 WHITTIER BLVD. E. MONTEBELLO CA 90640	WSW	0.07 / 393.47	<u>9</u>
Global ID Status Status Date: T0603771386 COMPLETED - CASE CLOSED 12/6/2004				
ARCO #0152	101 WHITTIER BLVD E MONTEBELLO CA 90640	WSW	0.07 / 393.47	<u>9</u>
Global ID Status Status Date: T0603703900 COMPLETED - CASE CLOSED 7/12/1996				
UNOCAL #0854 (FORMER)	318 WHITTIER BLVD W MONTEBELLO CA 90640	W	0.21 / 1,115.70	<u>27</u>
Global ID Status Status Date: T0603703551 COMPLETED - CASE CLOSED 9/10/1996				
OSTROM CHEVROLET	310 WEST WHITTIER BOULEVARD MONTEBELLO CA 90640	W	0.22 / 1,187.10	<u>32</u>
Global ID Status Status Date: T10000000135 COMPLETED - CASE CLOSED 6/16/2009				
ARTS DISPOSAL SERVICES	127 SOUTH VAN NORMAN ROAD MONTEBELLO CA 90640	SE	0.24 / 1,256.61	<u>39</u>
Global ID Status Status Date: T0603738897 COMPLETED - CASE CLOSED 5/24/2004				
ROSEN'S ELECTRICAL EQUIP CO.	8226 WHITTIER BLVD PICO RIVERA CA 90660	SE	0.25 / 1,316.27	<u>43</u>
Global ID Status Status Date: T0603703059 COMPLETED - CASE CLOSED 2/6/1997				
LA CO DPW FMD RIO HONDO SPREADING GROUND	600 E RIVERVIEW RD MONTEBELLO CA 90640	SSE	0.29 / 1,529.57	<u>52</u>
Global ID Status Status Date: T10000002832 COMPLETED - CASE CLOSED 8/15/2012				
UNION PACIFIC CORPORATION	329 VAN NORMAN RD N MONTEBELLO CA 90640	SSE	0.49 / 2,574.09	<u>65</u>
Global ID Status Status Date: T0603704300 COMPLETED - CASE CLOSED 10/4/1996				

DELISTED LST - Delisted Leaking Storage Tanks

A search of the DELISTED LST database, dated Jun 22, 2021 has found that there are 1 DELISTED LST site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
BAY CITIES CONTAINER CORP.	8315 HANAN WAY PICO RIVERA CA 90660	SSE	0.39 / 2,068.27	57

UST CLOSURE - Proposed Closure of Underground Storage Tank Cases

A search of the UST CLOSURE database, dated May 5, 2021 has found that there are 1 UST CLOSURE site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Rio Hondo Convalescent Home	273 East Beverly Blvd, Montebello, Los Angeles County CA <i>Claim Case No: Case No. 018504-025999</i>	NE	0.46 / 2,450.66	61

HHSS - Historical Hazardous Substance Storage Information Database

A search of the HHSS database, dated Aug 27, 2015 has found that there are 9 HHSS site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MONTEBELLO LAND AND WATER CO	344 E. MADISON AVENUE MONTEBELLO CA 90640	NE	0.23 / 1,236.30	38

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
RECYCLED COMMODITIES INC	140 E. WHITTIER BLVD. MONTEBEL MONTEBELLO CA 90640	S	0.03 / 159.73	1
AAMCO TRANSMISSIONS	121 E. WHITTIER BLVD. MONTEBELLO CA 90640	SW	0.05 / 243.31	4
MKRTICH MKRTICHYAN	101 E WHITTIER BLVD MONTEBELLO CA 90640	WSW	0.06 / 340.07	8
BORDEN METAL PRODUCTS	310 W. WHITTIER BOULEVARD SANTA FE SPRINGS RD. SANTA FE SPRINGS CA 90670	W	0.20 / 1,044.55	23
OSTROM CHEVROLET	310 W. WHITTIER BOULEVARD MONTEBELLO CA 90640	W	0.23 / 1,194.41	33
SERVICE STATION 0854	318 W WHITTER BLVD MONTEBELLO CA 90640	W	0.23 / 1,221.17	34

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
UNION OIL SERVICE STATION 085	318 WEST WHITTER BLVD. MONTEBELLO CA 90640	W	0.23 / 1,221.17	34
ALL SERVICE DISPOSAL INC	127 VAN NORMAN RD. MONTEBELLO CA 90640	SE	0.25 / 1,317.83	44

UST SWEEPS - Statewide Environmental Evaluation and Planning System

A search of the UST SWEEPS database, dated Oct 1, 1994 has found that there are 9 UST SWEEPS site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MONTEBELLO LAND & WASTE CO	344 E MADISON AVE MONTEBELLO CA	NE	0.23 / 1,236.30	38
C C Status: A19-000-11880 ACTIVE				

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
RECYCLED COMMODITIES INC	140 E WHITTIER BLVD MONTEBELLO CA	S	0.03 / 159.73	1
C C Status: A19-000-13031 ACTIVE Tank ID: 000003, 000001, 000002, 000004				
GEORGE RAYMOND CO	125 E WHITTIER BLVD MONTEBELLO CA	SSW	0.04 / 236.86	3
C C Status: A19-000-10183 ACTIVE				
PFI COMPANY	121 E WHITTIER BLVD MONTEBELLO CA	SW	0.05 / 243.31	4
C C Status: A19-000-14765 ACTIVE				
ARCO PETROLEUM PROD CO # 0152	101 E WHITTIER BLVD MONTEBELLO CA	WSW	0.06 / 340.07	8
C C Status: A19-000-12043 ACTIVE Tank ID: 000001, 000009, 000004, 000003, 000006, 000008, 000007, 000005, 000002				
UNOCAL CORP SS 0854	318 W WHITTIER BLVD MONTEBELLO CA	W	0.21 / 1,115.70	27
C C Status: A19-000-9995 ACTIVE Tank ID: 000001, 000002, 000003				
OSTROM CHEVROLET	307 W WHITTIER BLVD MONTEBELLO CA	W	0.22 / 1,183.14	30
C C Status: A19-000-16471 ACTIVE Tank ID: 000001				
OSTROM CHEVROLET	310 W WHITTIER BLVD MONTEBELLO CA	W	0.22 / 1,187.10	32
C C Status: A19-000-9732 ACTIVE Tank ID: 000001, 000002				

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ED SARKISSIAN RUBBISH CO	127 S VAN NORMAN RD PICO RIVERA CA	SE	0.24 / 1,256.61	39
C C Status: A19-000-7781 ACTIVE Tank ID: 000002, 000001				

DELISTED TNK - Delisted Storage Tanks

A search of the DELISTED TNK database, dated Sep 13, 2021 has found that there are 1 DELISTED TNK site(s) within approximately 0.25 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ARCO PRODUCTS #00152	101 E WHITTIER BLVD MONTEBELLO CA 90640	WSW	0.06 / 340.07	8

CERS TANK - California Environmental Reporting System (CERS) Tanks

A search of the CERS TANK database, dated Sep 24, 2021 has found that there are 1 CERS TANK site(s) within approximately 0.25 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CHEVROLET OF MONTEBELLO	310 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.22 / 1,187.10	32
Site ID: 104742				

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 8 HIST TANK site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MONTEBELLO LAND & WATER CO.	344 E. MADISON AVENUE MONTEBELLO CA	NE	0.21 / 1,094.74	26

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
RECYCLED COMMODITIES, INC.	140 E. WHITTIER BLVD. MONTEBEL MONTEBELLO CA	S	0.03 / 159.73	1
AAMCO TRANSMISSIONS	121 E. WHITTIER BLVD. MONTEBELLO CA	SW	0.05 / 243.96	5
MKRTICH MKRTCHYAN	101 E WHITTIER BLVD MONTEBELLO CA CA	WSW	0.06 / 340.07	8
SERVICE STATION 0854	318 W WHITTIER BLVD MONTEBELLO CA	W	0.21 / 1,115.70	27

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
OSTROM CHEVROLET	310 W. WHITTIER BOULEVARD MONTEBELLO CA	W	0.23 / 1,194.41	33
UNION OIL SERVICE STATION #085	318 WEST WHITTIER BLVD. MONTEBELLO CA	W	0.23 / 1,221.17	34
ALL SERVICE DISPOSAL INC.	127 VAN NORMAN RD. MONTEBELLO CA	SE	0.25 / 1,317.83	44

LUR - Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions

A search of the LUR database, dated Jun 14, 2021 has found that there are 1 LUR site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ROSEN'S ELECTRICAL EQUIPMENT	8226 E. WHITTIER BLVD. PICO RIVERA CA 90660	SE	0.25 / 1,316.27	43

Estor/EPA ID | Cleanup Status: 19360068 | CERTIFIED / OPERATION & MAINTENANCE AS OF 5/11/2021

CALSITES - CALSITES Database

A search of the CALSITES database, dated May 1, 2004 has found that there are 1 CALSITES site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ROSEN'S ELECTRICAL EQUIPMENT	8226 E. WHITTIER BLVD. PICO RIVERA CA 90660	SE	0.25 / 1,316.27	43

CLEANUP SITES - GeoTracker Cleanup Program Sites

A search of the CLEANUP SITES database, dated Jun 22, 2021 has found that there are 3 CLEANUP SITES site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
NO NAME	116 E. WHITTIER MONTEBELLO CA 90640	SW	0.04 / 220.42	2
Status Site Facility Type: OPEN - INACTIVE CLEANUP PROGRAM SITE				
RECYCLED COMMODITIES	132 E. WHITTIER BLVD. MONTEBELLO CA 90640	S	0.05 / 244.45	6
Status Site Facility Type: COMPLETED - CASE CLOSED CLEANUP PROGRAM SITE				
ROSEN ELECTRIC COMPANY	8226 WHITTIER BLVD PICO RIVERA CA 90660	SE	0.25 / 1,316.27	43
Status Site Facility Type: OPEN - INACTIVE CLEANUP PROGRAM SITE				

County

SWF LA COUNTY - Los Angeles County - Solid Waste Sites

A search of the SWF LA COUNTY database, dated Jun 18, 2021 has found that there are 4 SWF LA COUNTY site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Montebello Land & Water Company	344 E. Madison, Montebello, CA 90640 Montebello CA <i>Status: Active</i>	NE	0.25 / 1,337.47	46
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
DAngelus Disposal	140 E. Whittier Blvd., Montebello, CA 90640 Montebello CA <i>Status: Closed</i>	S	0.03 / 159.73	1
Murk BROS. Disposal	5440 Van Norman RD., Pico Rivera, CA 90660 Pico Rivera CA <i>Status: Closed</i>	SSE	0.48 / 2,526.02	63
Van Disposal	8223 Loch Lomond DR., Pico Rivera, CA 90660 Pico Rivera CA <i>Status: Active</i>	SSE	0.50 / 2,616.57	66

CUPA LA COUNTY - Los Angeles County - CUPA Program Records

A search of the CUPA LA COUNTY database, dated Mar 25, 2020 has found that there are 18 CUPA LA COUNTY site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
PARTY WAREHOUSE	109 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.10 / 529.39	11
NEW LIFE AUTOMOTIVE	221 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.15 / 800.26	15
MONTEBELLO LAND AND WATER CO	344 E MADISON AVE MONTEBELLO CA 90640	NE	0.23 / 1,236.30	38
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
INGALLS CONVEYORS INC	140 E WHITTIER BLVD MONTEBELLO CA 90640	S	0.03 / 159.73	1
RICKS BODY SHOP	121 E WHITTIER BLVD MONTEBELLO CA 90640	SW	0.05 / 243.31	4

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
IAN AUTO SERVICE CENTER	121 E WHITTIER BLVD AB MONTEBELLO CA 90640	SW	0.05 / 243.96	<u>5</u>
A RENT-A-BIN	132 E WHITTIER BLVD MONTEBELLO CA 90640	S	0.05 / 244.45	<u>6</u>
MONTEBELLO TEST ONLY CTR	111 E WHITTIER BLVD MONTEBELLO CA 90640	WSW	0.05 / 265.11	<u>7</u>
ARCO #0152 AMPM	101 E WHITTIER BLVD MONTEBELLO CA 90640	WSW	0.06 / 340.07	<u>8</u>
H K AUTO SALVAGE	247 E WHITTIER BLVD MONTEBELLO CA 90640	SE	0.14 / 738.01	<u>13</u>
CARINA AUTO CENTER INC	259 E WHITTIER BLVD MONTEBELLO CA 90640	SE	0.17 / 911.27	<u>18</u>
NASA DISPOSAL SERVICE	259 E WHITTIER BLVD MONTEBELLO CA 90640	SE	0.17 / 911.27	<u>18</u>
MY AUTO CENTER	255 E WHITTIER BLVD MONTEBELLO CA 90640	SE	0.20 / 1,030.97	<u>21</u>
T-MOBILE WEST SITE ID#LA13109B	308 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.22 / 1,155.67	<u>28</u>
CARINA AUTO CENTER INC	107 VAN NORMAN RD MONTEBELLO CA 90640	SE	0.22 / 1,169.33	<u>29</u>
CHEVROLET OF MONTEBELLO	310 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.22 / 1,187.10	<u>32</u>
SEIDNER'S COLLISION CENTERS-MONTEBELLO	321 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.25 / 1,293.83	<u>42</u>
ATHENS SERVICES VAN NORMAN	127 VAN NORMAN RD MONTEBELLO CA 90640	SE	0.25 / 1,317.83	<u>44</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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HMS LA - Los Angeles County - HMS List

A search of the HMS LA database, dated Nov 5, 2020 has found that there are 12 HMS LA site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
	344 E MADISON AVE MONTEBELLO CA 90640	NE	0.23 / 1,236.30	<u>38</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
	140 E WHITTIER BLVD MONTEBELLO CA 90640	S	0.03 / 159.73	<u>1</u>
	125 E WHITTIER BLVD MONTEBELLO CA 90640	SSW	0.04 / 236.86	<u>3</u>
	121 E WHITTIER BLVD MONTEBELLO CA 90640	SW	0.05 / 243.31	<u>4</u>
	101 E WHITTIER BLVD MONTEBELLO CA 90640	WSW	0.06 / 340.07	<u>8</u>
	318 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.21 / 1,115.70	<u>27</u>
	307 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.22 / 1,183.14	<u>30</u>
	310 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.22 / 1,187.10	<u>32</u>
	321 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.25 / 1,293.83	<u>42</u>
	8226 WHITTIER BLVD PICO RIVERA CA 90660	SE	0.25 / 1,316.27	<u>43</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
	127 VAN NORMAN RD MONTEBELLO CA 906405312	SE	0.25 / 1,317.83	44
	127 S VAN NORMAN RD MONTEBELLO CA 90640	SE	0.25 / 1,318.73	45

Non Standard

Federal

MRDS - Mineral Resource Data System

A search of the MRDS database, dated Mar 15, 2006 has found that there are 1 MRDS site(s) within approximately 1.00 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
SIMONS BRICK CO.- MONTEBELLO PLANT	LOS ANGELES COUNTY MONTEBELLO CA 90640	WSW	0.76 / 4,028.43	70
<i>Dep ID: 10212507</i>				

PCB - Polychlorinated Biphenyl (PCB) Notifiers

A search of the PCB database, dated Nov 19, 2020 has found that there are 2 PCB site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ART'S SPECIAL WASTE, INC.	127 VAN NORMAN ROAD MONTEBELLO CA 90640	SE	0.25 / 1,317.83	44
<i>Site ID: CAR000153189</i>				
WASTE SYSTEM, INC.	127 VAN NORMAN ROAD MONTEBELLO CA 90640	SE	0.25 / 1,317.83	44
<i>Site ID: CAR000145177</i>				

State

PFAS GW - PFOA/PFOS Groundwater

A search of the PFAS GW database, dated Oct 22, 2020 has found that there are 6 PFAS GW site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
	CA	NE	0.20 / 1,040.36	22
	CA	NE	0.22 / 1,185.21	31

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
	CA	NE	0.23 / 1,235.78	37
	CA	NE	0.24 / 1,277.07	41
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
	CA	NE	0.26 / 1,394.25	49
	CA	SW	0.27 / 1,419.02	50

HWSS CLEANUP - Hazardous Waste and Substances Site List - Site Cleanup

A search of the HWSS CLEANUP database, dated May 20, 2021 has found that there are 1 HWSS CLEANUP site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ROSEN'S ELECTRICAL EQUIPMENT	8226 E. WHITTIER BLVD. PICO RIVERA CA 90660	SE	0.25 / 1,316.27	43

Estor/EPA ID | Cleanup Status: 19360068 | CERTIFIED / OPERATION & MAINTENANCE AS OF 5/11/2021

HIST CORTESE - Historical Cortese List

A search of the HIST CORTESE database, dated Nov 13, 2008 has found that there are 1 HIST CORTESE site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ROSEN'S ELECTRICAL EQUIPMENT	8226 E. WHITTIER BLVD. PICO RIVERA CA 90660	SE	0.26 / 1,391.26	48

CERS HAZ - California Environmental Reporting System (CERS) Hazardous Waste Sites

A search of the CERS HAZ database, dated Sep 24, 2021 has found that there are 2 CERS HAZ site(s) within approximately 0.12 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
PARTY WAREHOUSE	109 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.10 / 529.39	11

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Meineke Car Care Center	121 E WHITTIER BLVD STE A MONTEBELLO CA 90640	SW	0.05 / 243.31	4

EMISSIONS - Toxic Pollutant Emissions Facilities

A search of the EMISSIONS database, dated Dec 31, 2019 has found that there are 8 EMISSIONS site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MONTEBELLO LAND & WATER CO	344 EMADISON MONTEBELLO CA 90640	NE	0.21 / 1,085.82	24

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
JIMMY'S FAMOUS SUPERBURGERS	201 W WHITTIER BLVD MONTEBELLO CA 96640	W	0.18 / 972.40	20

MY AUTO CENTER	255 E WHITTIER BLVD MONTEBELLO CA 90640	SE	0.20 / 1,030.97	21
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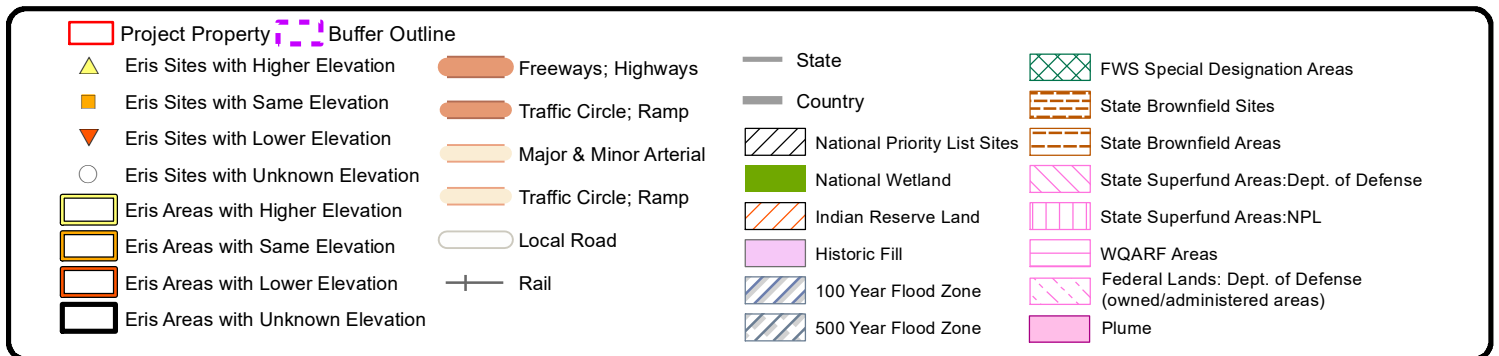
CARINA AUTO CENTER	107 VAN NORMAN RD MONTEBELLO CA 90640	SE	0.22 / 1,169.33	29
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SEIDNER'S COLLISION CENTERS-MONTEBELLO	307 W WHITTIER BLVD MONTEBELLO CA 90640	W	0.22 / 1,183.14	30
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OSTROM CHEVROLET	310 W WHITTIER BL MONTEBELLO CA 90640	W	0.23 / 1,194.41	33
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ATLAS WIRE & CABLE, ROSEN ELEC	133 S VAN NORMAN MONTEBELLO CA 90640	SSE	0.23 / 1,226.36	35
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ATHENS SERVICES	127 VAN NORMAN RD MONTEBELLO CA 90640	SE	0.25 / 1,317.83	44
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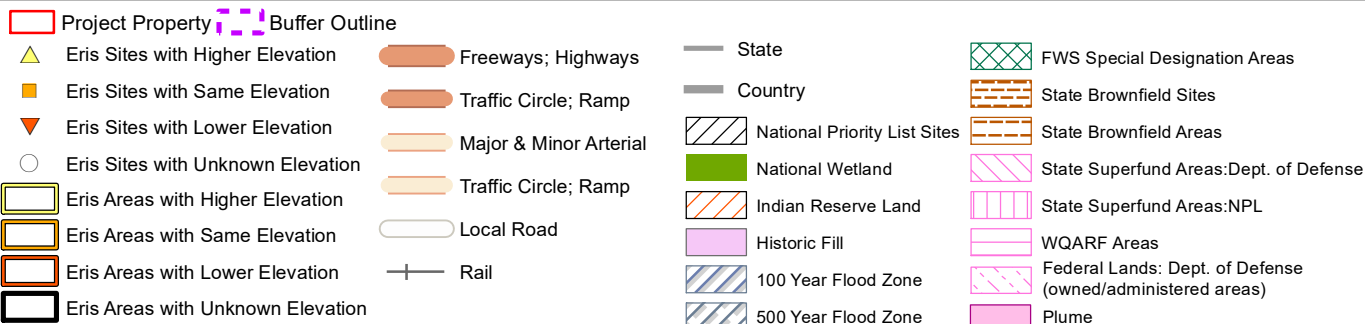


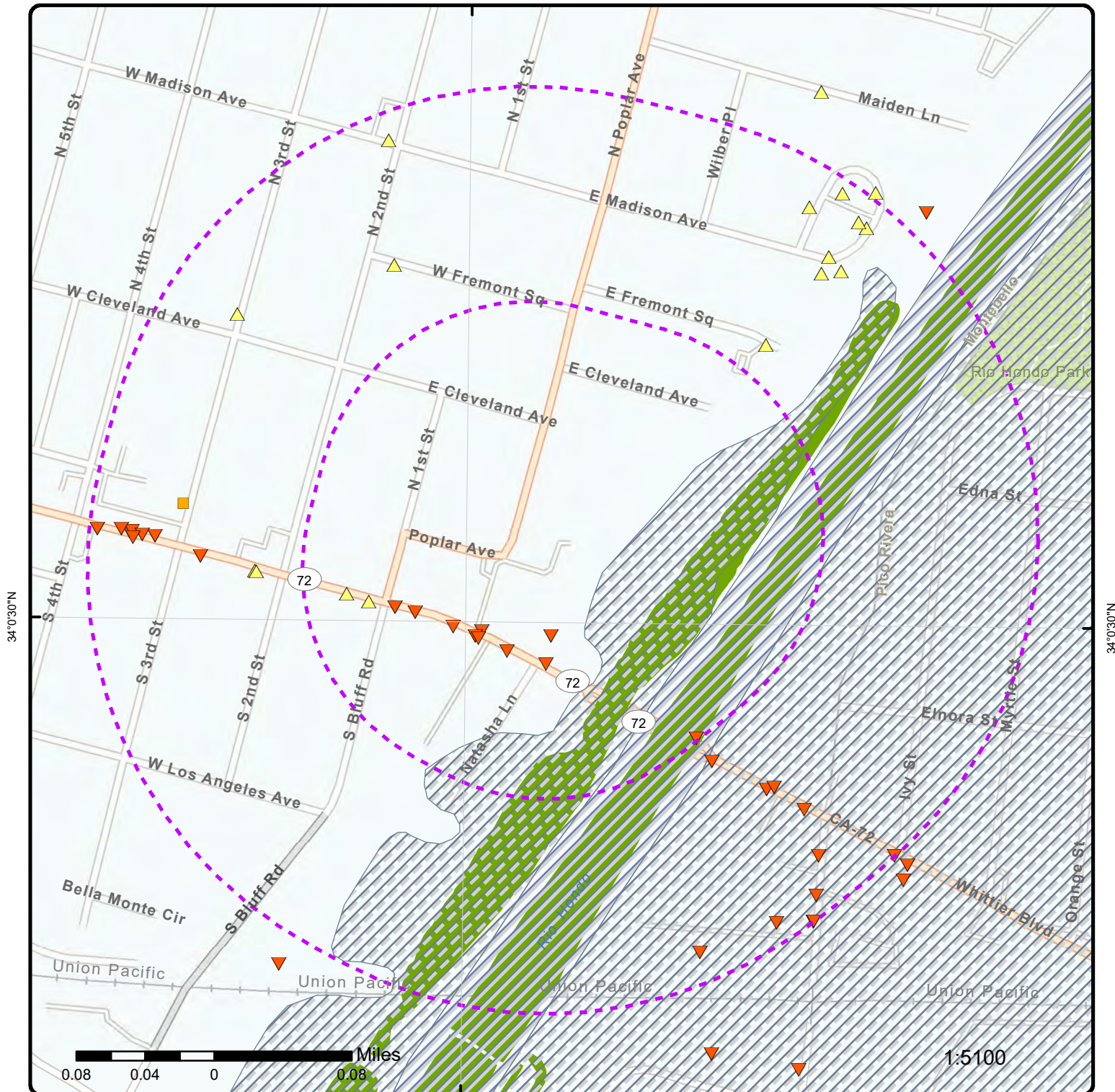


Map: 0.5 Mile Radius

Order Number: 21102102250

Address: 129 & 133 N Poplar Ave, Montebello, CA

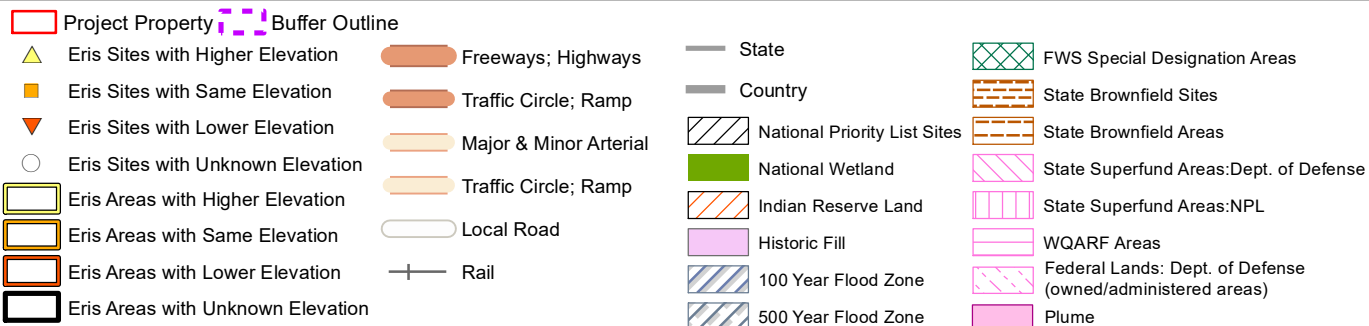




Map: 0.25 Mile Radius

Order Number: 21102102250

Address: 129 & 133 N Poplar Ave, Montebello, CA



118°6'30"W

118°6'W

118°5'30"W

34°1'N

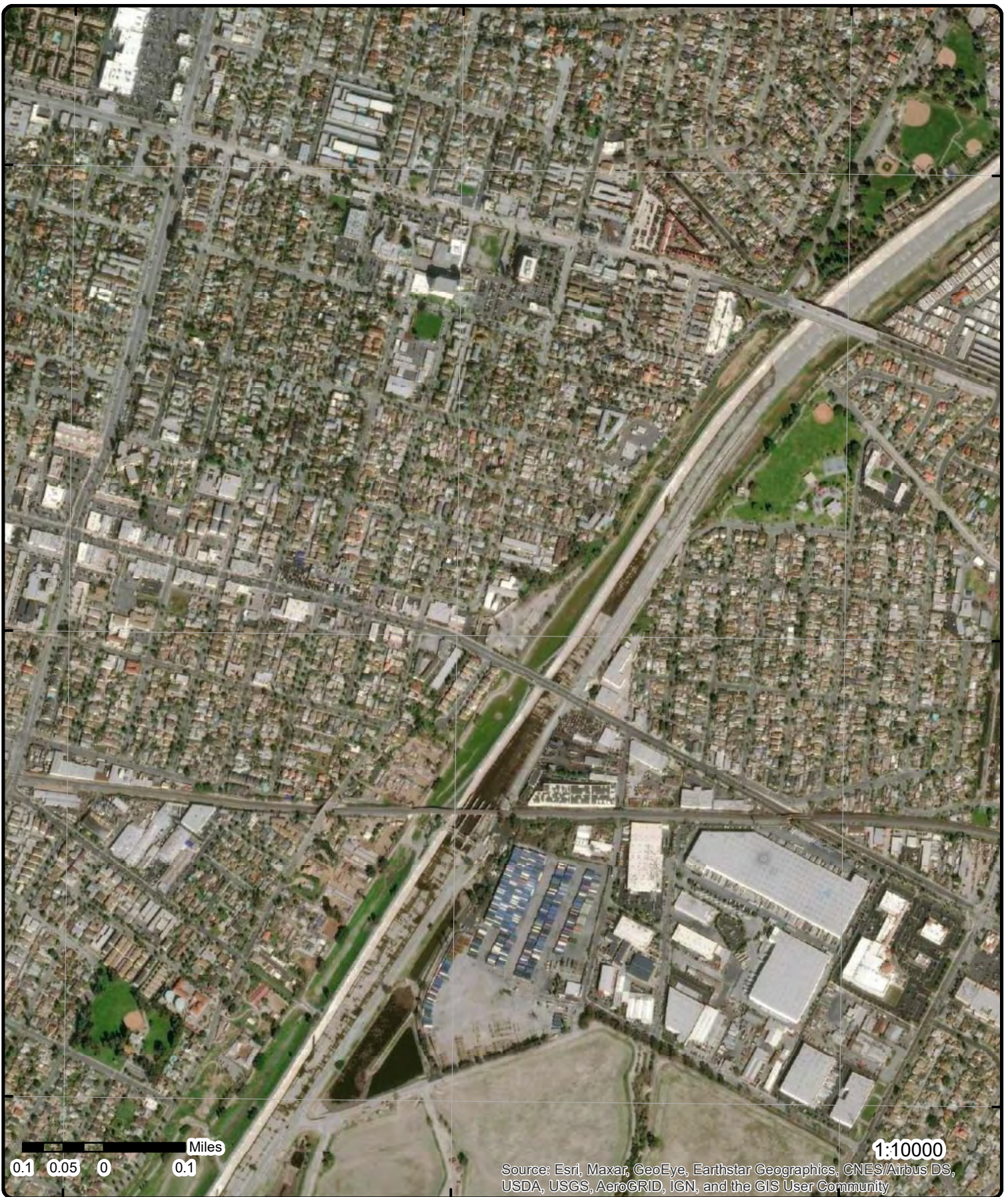
34°0'30"N

34°0'N

34°1'N

34°0'30"N

34°0'N



0.1 0.05 0 0.1 Miles

1:10000

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

Aerial Year: 2020

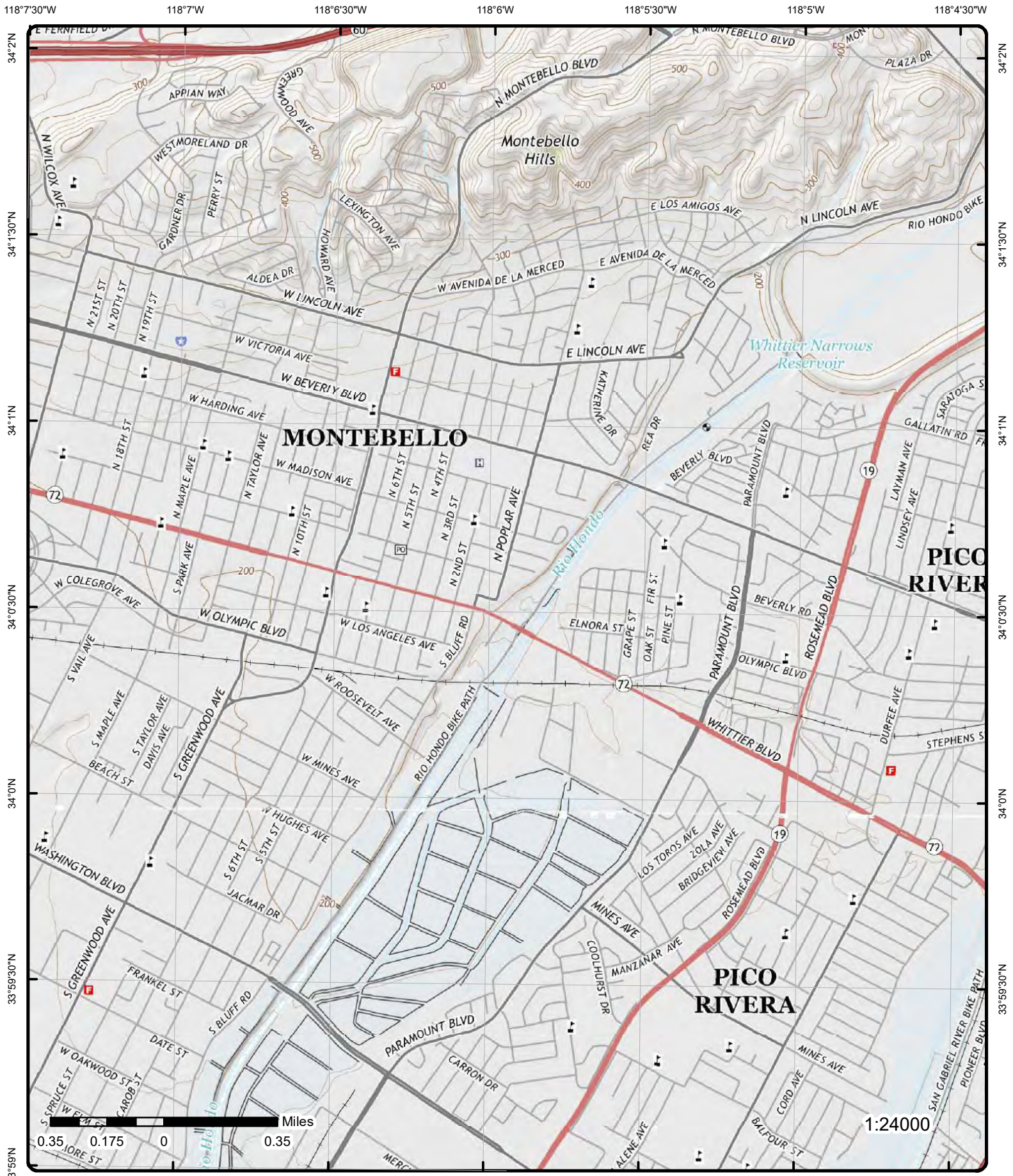
Address: 129 & 133 N Poplar Ave, Montebello, CA

Source: ESRI World Imagery

Order Number: 21102102250



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Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of 8	S	0.03 / 159.73	188.51 / -18	W G IUGALS 140 E WHITTIER BLVD MONTEBELLO CA 90640	RCRA SQG

EPA Handler ID: CAR000082594
Gen Status Universe: Small Quantity Generator
Contact Name: VICTOR DELACRUZ
Contact Address: 140 E WHITTIER BLVD , , MONTEBELLO , CA, 90640 , US
Contact Phone No and Ext: 562-699-5339
Contact Email:
Contact Country: US
County Name: LOS ANGELES
EPA Region: 09
Land Type: Private
Receive Date: 20000918
Location Latitude: 34.009488
Location Longitude: -118.097379

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20000918
Handler Name: W G IUGALS
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator
Source Type: Notification

Waste Code Details

Hazardous Waste Code: D039
Waste Code Description: TETRACHLOROETHYLENE

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

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Private	Street 1:	140 E WHITTIER BLVD
Name:	WILLIAM IUGALS	Street 2:	
Date Became Current:		City:	MONTEBELLO
Date Ended Current:		State:	CA
Phone:	562-699-5339	Country:	
Source Type:	Notification	Zip Code:	90640

1	2 of 8	S	0.03 / 159.73	188.51 / -18	RECYCLED COMMODITIES INC 140 WHITTIER BLVD E MONTEBELLO CA 90640	LUST
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Global ID:	T0603704028	County:	LOS ANGELES
Status:	COMPLETED - CASE CLOSED	Latitude:	34.008614
Status Date:	11/30/1999	Longitude:	-118.0986
Case Type:	LUST CLEANUP SITE		
Date Source:	LUST Cleanup Sites & Military UST Site from GeoTracker Project Search Results Export; LUST Cleanup Sites & Military UST Site from GeoTracker Cleanup Sites Data Download		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	I-13031	Potential COC:	Diesel
Local Case No:		How Discovered:	Tank Closure
Begin Date:	9/24/1990	Stop Method:	
Lead Agency:	LOS ANGELES RWQCB (REGION 4)	Stop Description:	
Local Agency:	LOS ANGELES COUNTY	Case Worker:	NB
CUF Case:	NO	File Location:	
Potential Media of Concern:	Soil		
How Discovered Description:			
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
DWR GW Subbasin Name:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Disadvantaged Community:			
Calenviroscreen Score:	91-95%		
Site History:			

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity

Action Type:	Other
Date :	10/29/1990
Action:	Leak Reported
Action Type:	Other
Date :	9/24/1990
Action:	Leak Stopped
Action Type:	Other
Date :	9/24/1990
Action:	Leak Discovery

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type:	Local Agency Caseworker	Address:	900 S FREMONT AVE
Contact Name:	JOHN AWUJO	Email:	jawujo@dpw.lacounty.gov
City:	ALHAMBRA	Phone No:	6264583507
Organization Name:	LOS ANGELES COUNTY		
Contact Type:	Regional Board Caseworker	Address:	320 WEST 4TH STREET, SUITE 200
Contact Name:	NHAN BAO	Email:	nbao@waterboards.ca.gov
City:	LOS ANGELES	Phone No:	2135766703
Organization Name:	LOS ANGELES RWQCB (REGION 4)		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status:	Completed - Case Closed
Status Date:	11/30/1999
Status:	Open - Site Assessment
Status Date:	4/23/1998
Status:	Open - Site Assessment
Status Date:	12/27/1994
Status:	Open - Case Begin Date
Status Date:	9/24/1990

LUST Sites from GeoTracker Search - Regulatory Profile

Site Facility Name:	RECYCLED COMMODITIES INC	Potential COC:	DIESEL
Site Facility Type:	LUST CLEANUP SITE	Facility Type:	
Cleanup Status:	COMPLETED - CASE CLOSED	Composting Method:	
Project Status:		Address:	140 WHITTIER BLVD E
WDR Place Type:		City:	MONTEBELLO
WDR File:		Zip:	90640
WDR Order:		County:	LOS ANGELES
CUF Priority Assig:		CUF Claim:	
CUF Amount Paid:			
File Location:			
Designated Beneficial Use:	MUN, AGR, IND, PROC		
Project Oversight Agencies:			
Report Link:	https://geotracker.waterboards.ca.gov/profile_report?global_id=T0603704028		
Cleanup Status Detail:	COMPLETED - CASE CLOSED AS OF 11/30/1999		
Cleanup History Link:	https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603704028&tabname=regulatoryhistory		
Potential Media of Concern:	SOIL		
User Defined Beneficial Use:			
DWR GW Sub Basin:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
Post Closure Site Management:			
Future Land Use:			
Cleanup Oversight Agencies:	LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: I-13031 CASEWORKER: NHAN BAO LOS ANGELES COUNTY CASEWORKER: JOHN AWUJO		
Gndwater Monitoring Freque:			
Designated Beneficial Use Desc:	Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply		
Site History:			

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History

Status:	Completed - Case Closed
Date :	11/30/1999
Status:	Open - Site Assessment
Date :	4/23/1998
Status:	Open - Site Assessment
Date :	12/27/1994
Status:	Open - Case Begin Date
Date :	9/24/1990

LUST Sites from GeoTracker Search - Regulatory Activities (as of May 29, 2021)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Action Type: Leak Action Action Date: 10/29/1990 Received Issue Date: Action: Leak Reported Doc Link: Title Description Comments:						
Action Type: Leak Action Action Date: 9/24/1990 Received Issue Date: Action: Leak Discovery Doc Link: Title Description Comments:						
Action Type: Leak Action Action Date: 9/24/1990 Received Issue Date: Action: Leak Stopped Doc Link: Title Description Comments:						
1	3 of 8	S	0.03 / 159.73	188.51 / -18	DAngelus Disposal 140 E. Whittier Blvd., Montebello, CA 90640 Montebello CA	SWF LA COUNTY
Site ID: 445 Site SWIS No: 19-AS-0518 Status: Closed Site Type: Waste Hauler Present Use: Permitted Capacity: Beginning Oper Dt: Ending Oper Dt: Alt Site Name: Alt Address: Hours of Operation: Mon. to Fri.; 8 AM - 5 PM Local Enforcement Agency: Site Mailing Address: P.O. Box 1727, Montebello, CA 60640 Site Website: Waste Accepted:						
Disposal Area Acre: Max Depth of Fill Ft: Remaining Cap Mln: Site Contact: Site Contact Phone: (626) 350-0938 Site Email: dagajanian@att.net District: 1						

1	4 of 8	S	0.03 / 159.73	188.51 / -18	140 E WHITTIER BLVD MONTEBELLO CA 90640	HMS LA
Site No: 012827 Area: 3H						
<u>Detail Info</u>						
Permit No: 00004780T Permit Cat Desc: Underground Storage Tank Status Code: REM Status Desc: Equipment Removed Permit Status Desc: Equipment Removed Permit Type: 0 Permit Type Desc: Underground Storage Tank Operating Permit						
Permit Status Code: REM Permit Category: T File No: 013031 File Name: RECYCLED COMMODITIES INC						

Detail Info

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Permit No: 0000T4780 Permit Cat Desc: Underground Storage Tank Status Code: REM Status Desc: Equipment Removed Permit Status Desc: Equipment Removed Permit Type: 1 Permit Type Desc: Underground Storage Tank Interim Permit Permit Status Code: REM Permit Category: T File No: 013031 File Name: RECYCLED COMMODITIES INC						
1	5 of 8	S	0.03 / 159.73	188.51 / -18	RECYCLED COMMODITIES INC 140 E. WHITTIER BLVD. MONTEBEL MONTEBELLO CA 90640	HHSS
County: Los Angeles Tank Details Microfiche: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027f07.pdf						
1	6 of 8	S	0.03 / 159.73	188.51 / -18	RECYCLED COMMODITIES, INC. 140 E. WHITTIER BLVD. MONTEBEL MONTEBELLO CA	HIST TANK
Owner Name: RECYCLED COMMODITIES, INC. Owner Street: 140 E. WHITTIER BLVD. Owner City: MONTEBELLO Owner State: CA Owner Zip: 90640 No of Containers: 6 County: LOS ANGELES Facility State: CA Facility Zip: 90640						
1	7 of 8	S	0.03 / 159.73	188.51 / -18	INGALLS CONVEYORS INC 140 E WHITTIER BLVD MONTEBELLO CA 90640	CUPA LA COUNTY
Facility ID: FA0030730 CERS ID: 10273597 Inactive Facility Details PE: 1002 PE: 3002						
1	8 of 8	S	0.03 / 159.73	188.51 / -18	RECYCLED COMMODITIES INC 140 E WHITTIER BLVD MONTEBELLO CA	UST SWEEPS
C C: A19-000-13031 BOE: 44-010023 Comp: 13031 Status: ACTIVE No of Tanks: 4 Jurisdict: LOS ANGELES COUNTY Agency: WASTE MANAGEMENT DEPARTMENT Phone: D Filename: SITE04A Page No: 465 County: LOS ANGELES State : CA Zip: Latitude: 34.00839 Longitude: -118.100009 Georesult: S5HPNTSC-A						
Tank Details Tank ID: 000003 O Tank ID: SWRCB No: 19-000-013031-000003 Removed: Installed: A Date: 06-30-89 S Contain: Stg: W Storage : Storag Type: WASTE P Contain: Content:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Capac:				ONA:		
Tank Use:	UNKNOWN			D File Name:	TANK4A	
<u>Tank Details</u>						
Tank ID:	000001			S Contain:		
O Tank ID:				Stg:	W	
SWRCB No:	19-000-013031-000001			Storage :		
Removed:				Storag Type:	WASTE	
Installed:				P Contain:		
A Date:	06-30-89			Content:		
Capac:				ONA:		
Tank Use:	UNKNOWN			D File Name:	TANK4A	
<u>Tank Details</u>						
Tank ID:	000002			S Contain:		
O Tank ID:				Stg:	W	
SWRCB No:	19-000-013031-000002			Storage :		
Removed:				Storag Type:	WASTE	
Installed:				P Contain:		
A Date:	06-30-89			Content:		
Capac:				ONA:		
Tank Use:	UNKNOWN			D File Name:	TANK4A	
<u>Tank Details</u>						
Tank ID:	000004			S Contain:		
O Tank ID:				Stg:	W	
SWRCB No:	19-000-013031-000004			Storage :		
Removed:				Storag Type:	WASTE	
Installed:				P Contain:		
A Date:	06-30-89			Content:		
Capac:				ONA:		
Tank Use:	UNKNOWN			D File Name:	TANK4A	

<u>2</u>	1 of 1	SW	0.04 / 220.42	198.06 / -8	NO NAME 116 E. WHITTIER MONTEBELLO CA 90640	CLEANUP SITES
Global ID:	T10000003703			Latitude:	34.008579	
Status:	OPEN - INACTIVE			Longitude:	-118.099823	
Status Date:	5/9/2012			County:	LOS ANGELES	
Site Facility Type:	CLEANUP PROGRAM SITE					
Data Source:	Cleanup Program Sites from GeoTracker Search; Cleanup Sites from GeoTracker Cleanup Sites Data Download					

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	1275			Stop Method:	
Local Case No:				CUF Case:	NO
Begin Date:	1/31/2012			Case Worker:	S-
File Location:					
Lead Agency:	LOS ANGELES RWQCB (REGION 4)				
Local Agency:					
Potential COC:					
Potential Media of Concern:					
How Discovered:					
How Discovered Description:					
Stop Description:					
CalWater Watershed Name:	Los Angeles River - Los Angeles (412.10)				
DWR GW Subbasin Name:	Coastal Plain Of Los Angeles - Central (4-011.04)				
Disadvantaged Community:	Severely Disadvantaged Community				
CalEnviroScreen Score:	86-90%				

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

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity

Action Type: RESPONSE
Date: 2020-01-21 00:00:00
Action: Request for Closure

Action Type: Other
Date: 2012-01-31 00:00:00
Action: Leak Reported

Action Type: ENFORCEMENT
Date: 2012-01-31 00:00:00
Action: Complaint

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Open - Inactive
Status Date: 2012-05-09 00:00:00

Status: Open - Case Begin Date
Status Date: 2012-01-31 00:00:00

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type:	Regional Board Caseworker	Address:	320 W. 4TH ST., SUITE 200
Contact Name:	SLIC - NEW	City:	LOS ANGELES
Phone No:			
Organization Name:	LOS ANGELES RWQCB (REGION 4)		
Email:			

Cleanup Program Sites from GeoTracker Search - Regulatory Profile (as of May 29, 2021)

Project Status:		Facility Type:	
Cuf Claim No:		WDR Place Type:	
CUF Priority Assign:		Wdr File No:	
CUF Amount Paid:		Wdr Order No:	
Composting Method:			
File Location:			
User Defined Beneficial Use:			
Designated Beneficial Use:	MUN, AGR, IND, PROC		
Designated Beneficl Use Desc:	Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply		
Project Oversight Agencies:			
Report Link:	https://geotracker.waterboards.ca.gov/profile_report?global_id=T10000003703		
Cleanup Status Detail:	OPEN - INACTIVE AS OF 5/9/2012		
Potential COC:	NONE SPECIFIED		
Potential Media of Concern:	NONE SPECIFIED		
Groundwater Monitoring			
Frequen:			
DWR GW Sub Basin:	Coastal Plain Of Los Angeles - Central (4-011.04)		
CalWater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
Post Closure Site Management:			
Future Land Use:			
Cleanup Oversight Agencies:	LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 1275 CASEWORKER: SLIC - NEW		
Cleanup History Link:	https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T10000003703&tabname=regulatoryhistory		
Site History:			

No site history available

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Sites from GeoTracker Search - Regulatory Activities (as of May 29, 2021)

Action Type: Response Requested - Other
Action Date: 1/21/2020
Received Issue Date: 1/21/2020
Action: Request for Closure
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000003703&doc_id=6044787
Title Description Comments:

Case Summary for the Property Located at 116 East Whittier Boulevard,

Action Type: Other Regulatory Actions
Action Date: 1/31/2012
Received Issue Date: 1/31/2012
Action: Complaint
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000003703&enforcement_id=6121209&temptable=ENFORCEMENT
Title Description Comments:

Action Type: Leak Action
Action Date: 1/31/2012
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Sites from GeoTracker Search - Documents (as of May 29, 2021)

Document Type: Site Documents
Document Date: 1/21/2020
Submitted:
Submitted By: THIZAR TINTUT-WILLIAMS (REGULATOR)
Size :
Title: CASE SUMMARY FOR THE PROPERTY LOCATED AT 116 EAST WHITTIER BOULEVARD,
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000003703&document_id=6044787
Type: REQUEST FOR CLOSURE

Document Type: Site Documents
Document Date: 1/31/2012
Submitted:
Submitted By: ARTHUR HEATH (REGULATOR)
Size :
Title: UNKNOWN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000003703&enforcement_id=6121209
Type: COMPLAINT

Sites from GeoTracker Search - Cleanup Status History (as of May 29, 2021)

Status: Open - Inactive
Date: 5/9/2012
Status: Open - Case Begin Date
Date: 1/31/2012

3	1 of 2	SSW	0.04 / 236.86	193.67 / -12	125 E WHITTIER BLVD MONTEBELLO CA 90640	HMS LA
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Site No: 010301
Area: 3H

Detail Info

Permit No:
Permit Cat Desc:
Status Code: REM
Permit Status Code:
Permit Category:
File No: 010183

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Status Desc:		Equipment Removed		File Name:		GEORGE RAYMOND CO
Permit Status Desc:						
Permit Type:						
Permit Type Desc:						

3	2 of 2	SSW	0.04 / 236.86	193.67 / -12	GEORGE RAYMOND CO 125 E WHITTIER BLVD MONTEBELLO CA	UST SWEEPS
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C C:	A19-000-10183	D Filename:	SITE04A
BOE:		Page No:	465
Comp:	10183	County:	LOS ANGELES
Status:	ACTIVE	State :	CA
No of Tanks:		Zip:	
Jurisdic:	LOS ANGELES COUNTY	Latitude:	34.008385
Agency:	WASTE MANAGEMENT DEPARTMENT	Longitude:	-118.100309
Phone:		Georesult:	S5HPNTSC-A

4	1 of 9	SW	0.05 / 243.31	196.70 / -9	AMKO TRANSMISSION 121 E WHITTIER BLVD MONTEBELLO CA 90640	RCRA SQG
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EPA Handler ID:	CAD982323396
Gen Status Universe:	Small Quantity Generator
Contact Name:	ENVIRONMENTAL MANAGER
Contact Address:	121 E WHITTIER BLVD , , MONTEBELLO , CA, 90640 , US
Contact Phone No and Ext:	213-722-9777
Contact Email:	
Contact Country:	US
County Name:	LOS ANGELES
EPA Region:	09
Land Type:	
Receive Date:	19880209
Location Latitude:	34.008195
Location Longitude:	-118.099727

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	19880209
Handler Name:	AMKO TRANSMISSION

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Federal Waste Generator Code: 2 Generator Code Description: Small Quantity Generator Source Type: Notification						
<u>Owner/Operator Details</u>						
Owner/Operator Ind: Current Owner Type: Private Name: KWANG LEE Date Became Current: Date Ended Current: Phone: 415-555-1212 Source Type: Notification Street No: Street 1: NOT REQUIRED Street 2: City: NOT REQUIRED State: ME Country: Zip Code: 99999						
Owner/Operator Ind: Current Operator Type: Private Name: NOT REQUIRED Date Became Current: Date Ended Current: Phone: 415-555-1212 Source Type: Notification Street No: Street 1: NOT REQUIRED Street 2: City: NOT REQUIRED State: ME Country: Zip Code: 99999						
4	2 of 9	SW	0.05 / 243.31	196.70 / -9	121 E WHITTIER BLVD MONTEBELLO CA 90640	HMS LA
Site No: 014233 Area: 3H						
<u>Detail Info</u>						
Permit No: Permit Cat Desc: Status Code: REM Status Desc: Equipment Removed Permit Status Desc: Permit Type: Permit Type Desc: Permit Status Code: Permit Category: File No: 014765 File Name: PFI CO						
4	3 of 9	SW	0.05 / 243.31	196.70 / -9	AAMCO TRANSMISSIONS 121 E. WHITTIER BLVD. MONTEBELLO CA 90640	HHSS
County: Los Angeles Tank Details Microfiche: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002615d.pdf						
4	4 of 9	SW	0.05 / 243.31	196.70 / -9	MEINEKE CAR CARE CENTER #2432 121 E WHITTIER BLVD STE A MONTEBELLO CA 90640	RCRA NON GEN
EPA Handler ID: CAL000394673 Gen Status Universe: No Report Contact Name: TEMO LOEZA Contact Address: 4165 W 166TH ST , , LAWNDAL E , CA, 90260 , Contact Phone No and Ext: 323-477-1383 Contact Email: SHOP.2432@GMAIL.COM Contact Country: County Name: LOS ANGELES EPA Region: 09 Land Type: Receive Date: 20140304 Location Latitude: 34.007751						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Location Longitude: -118.100169

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20140304
Handler Name: MEINEKE CAR CARE CENTER #2432
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Owner	Street No:
Type: Other	Street 1: 4165 W 166TH ST
Name: CUAUHTEMOC LOEZA LOECAS INC	Street 2:
Date Became Current:	City: LAWNSDALE
Date Ended Current:	State: CA
Phone: 858-342-9831	Country:
Source Type: Implementer	Zip Code: 90260-0000

Owner/Operator Ind: Current Operator	Street No:
Type: Other	Street 1: 4165 W 166TH ST
Name: TEMO LOEZA	Street 2:
Date Became Current:	City: LAWNSDALE
Date Ended Current:	State: CA
Phone: 323-477-1383	Country:
Source Type: Implementer	Zip Code: 90260

4	5 of 9	SW	0.05 / 243.31	196.70 / -9	Meineke Car Care Center 121 E WHITTIER BLVD STE A MONTEBELLO CA 90640	CERS HAZ
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Site ID: 447018
Latitude: 34.007680
Longitude: -118.100110
County:

Regulated Programs

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
EI ID:	10779580			EI Description:	Chemical Storage Facilities	
EI ID:	10779580			EI Description:	Hazardous Waste Generator	

Evaluations

Eval Date: 02/09/2021
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

Diana Gabriela Kharechko Chavez, OWNER; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/09/2021
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Diana Gabriela Kharechko Chavez, OWNER; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: Document Preparer
Entity Name: Diana Kharechko Chavez
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 121 E Whittier Blvd Unit A
City: MONTEBELLO
State: CA
Country:
Zip Code: 90640
Phone:

Affil Type Desc: CUPA District
Entity Name: Los Angeles County Fire
Entity Title:
Address: 5825 Rickenbacker Road
City: Commerce
State: CA
Country:
Zip Code: 90040-3027
Phone: (323) 890-4000

Affil Type Desc: Identification Signer
Entity Name: Diana Kharechko Chavez
Entity Title: Managing Member
Address:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
City: State: Country: Zip Code: Phone:						
Affil Type Desc: Entity Name: Entity Title: Address: City: State: Country: Zip Code: Phone:		Parent Corporation MEINEKE CAR CARE CENTER				
Affil Type Desc: Entity Name: Entity Title: Address: City: State: Country: Zip Code: Phone:		Operator Diana Gabriela Kharechko Chavez				
Affil Type Desc: Entity Name: Entity Title: Address: City: State: Country: Zip Code: Phone:		Operator Diana Gabriela Kharechko Chavez (323) 698-6490				
Affil Type Desc: Entity Name: Entity Title: Address: City: State: Country: Zip Code: Phone:		Environmental Contact Diana Gabriela Kharechko Chavez 121 E Whittier Blvd Unit A MONTEBELLO CA 90640				
Affil Type Desc: Entity Name: Entity Title: Address: City: State: Country: Zip Code: Phone:		Legal Owner GAALIYAH LLC 5846 Ludell Street Bell Gardens CA United States 90201 (323) 698-6490				

4	6 of 9	SW	0.05 / 243.31	196.70 / -9	MEINEKE CAR CARE CENTER 121 E WHITTIER BLVD UNIT A MONTEBELLO CA 90640	RCRA NON GEN
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EPA Handler ID:	CAC002993977
Gen Status Universe:	No Report
Contact Name:	DIANA KHARECHKO CHAVEZ
Contact Address:	5846 LUDELL STREET , , BELL GARDENS , CA, 90201 ,
Contact Phone No and Ext:	323-698-6490
Contact Email:	JGISH@MYTPG.COM
Contact Country:	
County Name:	LOS ANGELES
EPA Region:	09
Land Type:	
Receive Date:	20181220
Location Latitude:	34.007751
Location Longitude:	-118.100169

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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: 20181220
 Handler Name: MEINEKE CAR CARE CENTER
 Source Type: Implementer
 Federal Waste Generator Code: N
 Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	5846 LUDELL STREET
Name:	DIANA KHARECHKO CHAVEZ	Street 2:	
Date Became Current:		City:	BELL GARDENS
Date Ended Current:		State:	CA
Phone:	323-698-6490	Country:	
Source Type:	Implementer	Zip Code:	90201

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	5846 LUDELL STREET
Name:	DIANA KHARECHKO CHAVEZ	Street 2:	
Date Became Current:		City:	BELL GARDENS
Date Ended Current:		State:	CA
Phone:	323-698-6490	Country:	
Source Type:	Implementer	Zip Code:	90201

4	7 of 9	SW	0.05 / 243.31	196.70 / -9	GAALIYAH LLC DBA MEINEKE CAR CARE CENTER 121 E WHITTIER BLVD STE A MONTEBELLO CA 90640	RCRA NON GEN
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EPA Handler ID: CAL000442110
 Gen Status Universe: No Report
 Contact Name: DIANA KHARECHKO CHAVEZ
 Contact Address: 121 E WHITTIER BLVD STE A , , MONTEBELLO , CA, 90640 ,
 Contact Phone No and Ext: 323-767-8010
 Contact Email: DIANAGC21@YAHOO.COM
 Contact Country:
 County Name: LOS ANGELES
 EPA Region: 09
 Land Type:
 Receive Date: 20191231
 Location Latitude: 34.007751
 Location Longitude: -118.100169

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

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20191231
Handler Name: GAALIYAH LLC DBA MEINEKE CAR CARE CENTER
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	121 E WHITTIER BLVD STE A
Name:	DIANA KHARECHKO CHAVEZ	Street 2:	
Date Became Current:		City:	MONTEBELLO
Date Ended Current:		State:	CA
Phone:	323-767-8010	Country:	
Source Type:	Implementer	Zip Code:	90640
Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	121 E WHITTIER BLVD STE A
Name:	GAALIYAH LLC	Street 2:	
Date Became Current:		City:	MONTEBELLO
Date Ended Current:		State:	CA
Phone:	323-767-8010	Country:	
Source Type:	Implementer	Zip Code:	90640

4	8 of 9	SW	0.05 / 243.31	196.70 / -9	RICKS BODY SHOP 121 E WHITTIER BLVD MONTEBELLO CA 90640	CUPA LA COUNTY
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Facility ID: FA0029831
CERS ID: 0

Inactive Facility Details

PE: 3001

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
PE:		1001				
4	9 of 9	SW	0.05 / 243.31	196.70 / -9	PFI COMPANY 121 E WHITTIER BLVD MONTEBELLO CA	UST SWEEPS
C C:	A19-000-14765			D Filename:	SITE04A	
BOE:				Page No:	465	
Comp:	14765			County:	LOS ANGELES	
Status:	ACTIVE			State :	CA	
No of Tanks:				Zip:		
Jurisdic:	LOS ANGELES COUNTY			Latitude:	34.008409	
Agency:	WASTE MANAGEMENT DEPARTMENT			Longitude:	-118.100373	
Phone:				Georesult:	S5HPNTSC-A	
5	1 of 2	SW	0.05 / 243.96	196.70 / -9	AAMCO TRANSMISSIONS 121 E. WHITTIER BLVD. MONTEBELLO CA	HIST TANK
Owner Name:	AAMCO TRANSMISSIONS			No of Containers:	1	
Owner Street:	121 E. WHITTIER BLVD.			County:	LOS ANGELES	
Owner City:	MONTEBELLO			Facility State:	CA	
Owner State:	CA			Facility Zip:	90640	
Owner Zip:	90640					
5	2 of 2	SW	0.05 / 243.96	196.70 / -9	IAN AUTO SERVICE CENTER 121 E WHITTIER BLVD AB MONTEBELLO CA 90640	CUPA LA COUNTY
Facility ID:	FA0029830					
CERS ID:	10292386					
<u>Inactive Facility Details</u>						
PE:	3000					
PE:	1001					
6	1 of 3	S	0.05 / 244.45	187.79 / -18	SERV-WEL DISPOSAL SERVICE 132 E. WHITTIER BLVD MONTEBELLO CA 90640	RCRA NON GEN
EPA Handler ID:	CAD045522976					
Gen Status Universe:	No Report					
Contact Name:	ENVIRONMENTAL MANAGER					
Contact Address:	132 E. WHITTIER BLVD , , MONTEBELLO , CA, 90640 , US					
Contact Phone No and Ext:	213-726-4056					
Contact Email:						
Contact Country:	US					
County Name:	LOS ANGELES					
EPA Region:	09					
Land Type:	Other					
Receive Date:	19810512					
Location Latitude:	34.008023					
Location Longitude:	-118.099148					
<u>Violation/Evaluation Summary</u>						
Note:	NO VIOLATIONS: All of the compliance records associated with this facility (EPA ID) indicate NO VIOLATIONS; Compliance Monitoring and Enforcement table dated Jun, 2021.					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>Evaluation Details</u>						
Evaluation Start Date:	19850429					
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE					
Violation Short Description:						
Return to Compliance Date:						
Evaluation Agency:	State					
Evaluation Start Date:	19850429					
Evaluation Type Description:	NON-FINANCIAL RECORD REVIEW					
Violation Short Description:						
Return to Compliance Date:						
Evaluation Agency:	State					
<u>Handler Summary</u>						
Importer Activity:	No					
Mixed Waste Generator:	No					
Transporter Activity:	Yes					
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					
<u>Hazardous Waste Handler Details</u>						
Sequence No:	1					
Receive Date:	19810512					
Handler Name:	SERV-WEL DISPOSAL SERVICE					
Source Type:	Notification					
Federal Waste Generator Code:	N					
Generator Code Description:	Not a Generator, Verified					
<u>Owner/Operator Details</u>						
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:	Notification			Zip Code:	99999	
Owner/Operator Ind:	Current Owner			Street No:		
Type:	Private			Street 1:	NOT REQUIRED	
Name:	WILLIAM SHUBIN			Street 2:		
Date Became Current:				City:	NOT REQUIRED	
Date Ended Current:				State:	ME	
Phone:	415-555-1212			Country:		
Source Type:	Notification			Zip Code:	99999	
<u>6</u>	2 of 3	S	0.05 / 244.45	187.79 / -18	RECYCLED COMMODITIES 132 E. WHITTIER BLVD. MONTEBELLO CA 90640	CLEANUP SITES

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Status:	COMPLETED - CASE CLOSED			Longitude:	-118.099853	
Status Date:	1/3/1997			County:	LOS ANGELES	
Site Facility Type:	CLEANUP PROGRAM SITE					
Data Source:	Cleanup Program Sites from GeoTracker Search; Cleanup Sites from GeoTracker Cleanup Sites Data Download					

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	107.2181	Stop Method:	
Local Case No:		CUF Case:	NO
Begin Date:	8/28/1989	Case Worker:	GJH
File Location:			
Lead Agency:	LOS ANGELES RWQCB (REGION 4)		
Local Agency:			
Potential COC:			
Potential Media of Concern:	Aquifer used for drinking water supply		
How Discovered:			
How Discovered Description:			
Stop Description:			
CalWater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
DWR GW Subbasin Name:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Disadvantaged Community:			
CalEnviroScreen Score:	91-95%		
Site History:			

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity

Action Type:	ENFORCEMENT
Date:	2000-02-23 00:00:00
Action:	Closure/No Further Action Letter
Action Type:	ENFORCEMENT
Date:	1989-10-31 00:00:00
Action:	Clean-up and Abatement Order
Action Type:	Other
Date:	1965-01-02 00:00:00
Action:	Leak Reported

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status:	Completed - Case Closed
Status Date:	1997-01-03 00:00:00
Status:	Open - Site Assessment
Status Date:	1997-01-03 00:00:00
Status:	Open - Site Assessment
Status Date:	1990-02-20 00:00:00
Status:	Open - Site Assessment
Status Date:	1989-08-28 00:00:00
Status:	Open - Case Begin Date
Status Date:	1989-08-28 00:00:00

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type:	Regional Board Caseworker	Address:	320 W. 4TH ST., SUITE 200
Contact Name:	JEFFREY HU	City:	LOS ANGELES
Phone No:			
Organization Name:	LOS ANGELES RWQCB (REGION 4)		
Email:	jeffrey.hu@waterboards.ca.gov		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Cleanup Program Sites from GeoTracker Search - Regulatory Profile (as of May 29, 2021)

Project Status:		Facility Type:	
Cuf Claim No:		WDR Place Type:	
CUF Priority Assign:		Wdr File No:	
CUF Amount Paid:		Wdr Order No:	
Composting Method:			
File Location:			
User Defined Beneficial Use:			
Designated Beneficial Use:	MUN, AGR, IND, PROC		
Designated Beneficl Use Desc:	Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply		
Project Oversight Agencies:			
Report Link:	https://geotracker.waterboards.ca.gov/profile_report?global_id=SL603798829		
Cleanup Status Detail:	COMPLETED - CASE CLOSED AS OF 1/3/1997		
Potential COC:	VOLATILE ORGANIC COMPOUNDS		
Potential Media of Concern:	AQUIFER USED FOR DRINKING WATER SUPPLY		
Groundwater Monitoring			
Frequen:			
DWR GW Sub Basin:	Coastal Plain Of Los Angeles - Central (4-011.04)		
CalWater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
Post Closure Site Management:			
Future Land Use:			
Cleanup Oversight Agencies:	LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 107.2181 CASEWORKER: JEFFREY HU		
Cleanup History Link:	https://geotracker.waterboards.ca.gov/profile_report_include?global_id=SL603798829&tabname=regulatoryhistory		
Site History:			

No site history available

Sites from GeoTracker Search - Regulatory Activities (as of May 29, 2021)

Action Type:	Other Regulatory Actions
Action Date:	2/23/2000
Received Issue Date:	2/23/2000
Action:	Closure/No Further Action Letter
Doc Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=SL603798829&enforcement_id=6195782&temptable=ENFORCEMENT

Title Description Comments:

NFA

Action Type:	Enforcement/Orders
Action Date:	10/31/1989
Received Issue Date:	10/31/1989
Action:	Clean-up and Abatement Order
Doc Link:	
Title Description Comments:	

Action Type:	Leak Action
Action Date:	1/2/1965
Received Issue Date:	
Action:	Leak Reported
Doc Link:	
Title Description Comments:	

Sites from GeoTracker Search - Documents (as of May 29, 2021)

Document Type:	Site Documents	Submitted:	
Document Date:	2/23/2000	Submitted By:	(REGULATOR)
Size :			
Title:	NFA		
Title Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=SL603798829&enforcement_id=6195782		
Type:	CLOSURE/NO FURTHER ACTION LETTER		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Sites from GeoTracker Search - Cleanup Status History (as of May 29, 2021)

Status: Completed - Case Closed
Date: 1/3/1997

Status: Open - Site Assessment
Date: 1/3/1997

Status: Open - Site Assessment
Date: 2/20/1990

Status: Open - Site Assessment
Date: 8/28/1989

Status: Open - Case Begin Date
Date: 8/28/1989

6	3 of 3	S	0.05 / 244.45	187.79 / -18	A RENT-A-BIN 132 E WHITTIER BLVD MONTEBELLO CA 90640	CUPA LA COUNTY
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Facility ID: FA0029901
CERS ID: 0

Inactive Facility Details

PE: 1002

PE: 3001

7	1 of 1	WSW	0.05 / 265.11	198.16 / -8	MONTEBELLO TEST ONLY CTR 111 E WHITTIER BLVD MONTEBELLO CA 90640	CUPA LA COUNTY
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Facility ID: FA0029676
CERS ID: 0

Inactive Facility Details

PE: 1002

8	1 of 6	WSW	0.06 / 340.07	202.53 / -4	ARCO PRODUCTS #00152 101 E WHITTIER BLVD MONTEBELLO CA 90640	DELISTED TNK
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Delisted Storage Tanks

Facility ID:	12043	Latitude:	34.00949
Permitting Agency:	LOS ANGELES COUNTY	Longitude:	-118.099199
County:	Los Angeles		
Original Source:	UST		
Record Date:	30-JAN-2017		

8	2 of 6	WSW	0.06 / 340.07	202.53 / -4	101 E WHITTIER BLVD MONTEBELLO CA 90640	HMS LA
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Site No: 011965
Area: 3H

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

Permit No:	000337734	Permit Status Code:	REM
Permit Cat Desc:	Underground Storage Tank	Permit Category:	T
Status Code:	REM	File No:	037059
Status Desc:	Equipment Removed	File Name:	ARCO #00152
Permit Status Desc:	Equipment Removed		
Permit Type:	0		
Permit Type Desc:	Underground Storage Tank Operating Permit		

Detail Info

Permit No:	00003646T	Permit Status Code:	CLOS
Permit Cat Desc:	Underground Storage Tank	Permit Category:	T
Status Code:	CLOS	File No:	012043
Status Desc:	Permit Closed	File Name:	ARCO PRODUCTS #00152
Permit Status Desc:	Permit Closed		
Permit Type:	0		
Permit Type Desc:	Underground Storage Tank Operating Permit		

8	3 of 6	WSW	0.06 / 340.07	202.53 / -4	MKRTICH MKRTICHYAN 101 E WHITTIER BLVD MONTEBELLO CA 90640	HHSS
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County:	Los Angeles
Tank Details Microfiche:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000263f5.pdf

8	4 of 6	WSW	0.06 / 340.07	202.53 / -4	MKRTICH MKRTCHYAN 101 E WHITTIER BLVD MONTEBELLO CA CA	HIST TANK
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Owner Name:	ARCO PETROLEUM PRODUCTS CO.	No of Containers:	5
Owner Street:	515 SOUTH FLOWER STREET	County:	LOS ANGELES
Owner City:	LOS ANGELES	Facility State:	CA
Owner State:	CA	Facility Zip:	90640
Owner Zip:	90071		

8	5 of 6	WSW	0.06 / 340.07	202.53 / -4	ARCO #0152 AMPM 101 E WHITTIER BLVD MONTEBELLO CA 90640	CUPA LA COUNTY
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Facility ID:	FA0029829
CERS ID:	0

Inactive Facility Details

PE:	3002
PE:	1001

8	6 of 6	WSW	0.06 / 340.07	202.53 / -4	ARCO PETROLEUM PROD CO # 0152 101 E WHITTIER BLVD MONTEBELLO CA	UST SWEEPS
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C C:	A19-000-12043	D Filename:	SITE04A
BOE:	44-000506	Page No:	464
Comp:	12043	County:	LOS ANGELES
Status:	ACTIVE	State :	CA

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
No of Tanks:	9			Zip:		
Jurisdic	LOS ANGELES COUNTY			Latitude:	34.00853	
Agency:	WASTE MANAGEMENT DEPARTMENT			Longitude:	-118.100689	
Phone:				Georesult:	S5HPNTSC-A	
 <u>Tank Details</u>						
Tank ID:	000001			S Contain:		
O Tank ID:				Stg:	W	
SWRCB No:	19-000-012043-000001			Storage :		
Removed:				Storag Type:	WASTE	
Installed:				P Contain:		
A Date:	06-30-89			Content:		
Capac:				ONA:		
Tank Use:	UNKNOWN			D File Name:	TANK4A	
 <u>Tank Details</u>						
Tank ID:	000009			S Contain:		
O Tank ID:				Stg:	W	
SWRCB No:	19-000-012043-000009			Storage :		
Removed:				Storag Type:	WASTE	
Installed:				P Contain:		
A Date:	06-30-89			Content:		
Capac:				ONA:		
Tank Use:	UNKNOWN			D File Name:	TANK4A	
 <u>Tank Details</u>						
Tank ID:	000004			S Contain:		
O Tank ID:				Stg:	W	
SWRCB No:	19-000-012043-000004			Storage :		
Removed:				Storag Type:	WASTE	
Installed:				P Contain:		
A Date:	06-30-89			Content:		
Capac:				ONA:		
Tank Use:	UNKNOWN			D File Name:	TANK4A	
 <u>Tank Details</u>						
Tank ID:	000003			S Contain:		
O Tank ID:				Stg:	W	
SWRCB No:	19-000-012043-000003			Storage :		
Removed:				Storag Type:	WASTE	
Installed:				P Contain:		
A Date:	06-30-89			Content:		
Capac:				ONA:		
Tank Use:	UNKNOWN			D File Name:	TANK4A	
 <u>Tank Details</u>						
Tank ID:	000006			S Contain:		
O Tank ID:				Stg:	W	
SWRCB No:	19-000-012043-000006			Storage :		
Removed:				Storag Type:	WASTE	
Installed:				P Contain:		
A Date:	06-30-89			Content:		
Capac:				ONA:		
Tank Use:	UNKNOWN			D File Name:	TANK4A	
 <u>Tank Details</u>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Tank ID:	000008				S Contain:	
O Tank ID:					Stg:	W
SWRCB No:	19-000-012043-000008				Storage :	
Removed:					Storag Type:	WASTE
Installed:					P Contain:	
A Date:	06-30-89				Content:	
Capac:					ONA:	
Tank Use:	UNKNOWN				D File Name:	TANK4A
<u>Tank Details</u>						
Tank ID:	000007				S Contain:	
O Tank ID:					Stg:	W
SWRCB No:	19-000-012043-000007				Storage :	
Removed:					Storag Type:	WASTE
Installed:					P Contain:	
A Date:	06-30-89				Content:	
Capac:					ONA:	
Tank Use:	UNKNOWN				D File Name:	TANK4A
<u>Tank Details</u>						
Tank ID:	000005				S Contain:	
O Tank ID:					Stg:	W
SWRCB No:	19-000-012043-000005				Storage :	
Removed:					Storag Type:	WASTE
Installed:					P Contain:	
A Date:	06-30-89				Content:	
Capac:					ONA:	
Tank Use:	UNKNOWN				D File Name:	TANK4A
<u>Tank Details</u>						
Tank ID:	000002				S Contain:	
O Tank ID:					Stg:	W
SWRCB No:	19-000-012043-000002				Storage :	
Removed:					Storag Type:	WASTE
Installed:					P Contain:	
A Date:	06-30-89				Content:	
Capac:					ONA:	
Tank Use:	UNKNOWN				D File Name:	TANK4A

9 1 of 2 WSW 0.07 / 393.47 205.35 / -1 ARCO #0152 101 WHITTIER BLVD E MONTEBELLO CA 90640 LUST

Global ID: T0603703900 County: LOS ANGELES
Status: COMPLETED - CASE CLOSED Latitude: 34.0081429
Status Date: 7/12/1996 Longitude: -118.100551
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites & Military UST Site from GeoTracker Project Search Results Export; LUST Cleanup Sites & Military UST Site from GeoTracker Cleanup Sites Data Download

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: I-12043 Potential COC: Gasoline
Local Case No: How Discovered: Tank Tightness Test
Begin Date: 2/1/1988 Stop Method:
Lead Agency: LOS ANGELES RWQCB (REGION 4) Stop Description:
Local Agency: LOS ANGELES COUNTY Case Worker: YR
CUF Case: YES File Location:
Potential Media of Concern: Aquifer used for drinking water supply
How Discovered Description:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Calwater Watershed Name:		Los Angeles River - Los Angeles (412.10)				
DWR GW Subbasin Name:		Coastal Plain Of Los Angeles - Central (4-011.04)				
Disadvantaged Community:						
Calenviroscreen Score:		91-95%				
Site History:						

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity

Action Type: Other
Date : 2/1/1988
Action: Leak Discovery

Action Type: Other
Date : 2/1/1988
Action: Leak Reported

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type:	Regional Board Caseworker	Address:	320 W. 4TH ST., SUITE 200
Contact Name:	YUE RONG	Email:	yrong@waterboards.ca.gov
City:	Los Angeles	Phone No:	
Organization Name:	LOS ANGELES RWQCB (REGION 4)		

Contact Type:	Local Agency Caseworker	Address:	900 S FREMONT AVE
Contact Name:	JOHN AWUJO	Email:	jawujo@dpw.lacounty.gov
City:	ALHAMBRA	Phone No:	6264583507
Organization Name:	LOS ANGELES COUNTY		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Completed - Case Closed
Status Date: 7/12/1996

Status: Open - Site Assessment
Status Date: 8/4/1995

Status: Open - Case Begin Date
Status Date: 2/1/1988

LUST Sites from GeoTracker Search - Regulatory Profile

Site Facility Name:	ARCO #0152	Potential COC:	GASOLINE
Site Facility Type:	LUST CLEANUP SITE	Facility Type:	
Cleanup Status:	COMPLETED - CASE CLOSED	Composting Method:	
Project Status:		Address:	101 WHITTIER BLVD E
WDR Place Type:		City:	MONTEBELLO
WDR File:		Zip:	90640
WDR Order:		County:	LOS ANGELES
CUF Priority Assig:	D	CUF Claim:	8918
CUF Amount Paid:	\$39,048		
File Location:			
Designated Beneficial Use:	MUN, AGR, IND, PROC		
Project Oversight Agencies:			
Report Link:	https://geotracker.waterboards.ca.gov/profile_report?global_id=T0603703900		
Cleanup Status Detail:	COMPLETED - CASE CLOSED AS OF 7/12/1996		
Cleanup History Link:	https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603703900&tabname=regulatoryhistory		
Potential Media of Concern:	AQUIFER USED FOR DRINKING WATER SUPPLY		
User Defined Beneficial Use:			
DWR GW Sub Basin:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
Post Closure Site Management:			
Future Land Use:			
Cleanup Oversight Agencies:	LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: I-12043		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
		CASEWORKER: YUE RONG LOS ANGELES COUNTY CASEWORKER: JOHN AWUJO				
		Gndwater Monitoring Freque:				
		Designated Beneficial Use			Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply	
		Desc:				
		Site History:				
		No site history available				

LUST Sites from GeoTracker Search - Cleanup Status History

Status: Open - Site Assessment
Date : 8/4/1995

LUST Sites from GeoTracker Search - Regulatory Activities (as of May 29, 2021)

Action Type:	Leak Action
Action Date:	2/1/1988
Received Issue Date:	
Action:	Leak Reported
Doc Link:	
Title Description Comments:	

LUST Sites from GeoTracker Search - Documents (as of May 29, 2021)

Document Type:	Site Documents	Size :	527 KB
Document Date:	3/25/1993*	Submitted By:	PINNACLE EMS (CONTRACTOR)
Type:	OTHER REPORT / DOCUMENT		
Title:	HISTORICAL - WORKPLAN TO PERFORM ADDITIONAL SOIL REMEDIATION DATED 03/1993		
Title Link:	https://geotracker.waterboards.ca.gov/es/uploads/geo_report/1234228730/T0603703900.PDF		

Document Type:	Site Documents	Size :	96 KB
Document Date:	10/15/1992*	Submitted By:	PINNACLE EMS (CONTRACTOR)
Type:	OTHER REPORT / DOCUMENT	Submitted:	
Title:	HISTORICAL - 3Q 1992 QUARTERLY PROGRESS REPORT DATED 10/1992		
Title Link:	https://geotracker.waterboards.ca.gov/es/uploads/geo_report/9113260090/T0603703900.PDF		

Document Type:	Site Documents	Size :	76 KB
Document Date:	7/15/1992*	Submitted By:	PINNACLE EMS (CONTRACTOR)
Type:	OTHER REPORT / DOCUMENT	Submitted:	
Title:	HISTORICAL - 2Q 1992 QUARTERLY PROGRESS REPORT DATED 07/1992		
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3092056512/T0603703900.PDF		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:	Site Documents			Size :	1,362 KB	
Document Date:	4/17/1992*			Submitted By:	PINNACLE EMS (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	HISTORICAL - LETTER REPORT ENVIRONMENTAL INVESTIGATION FOR CLOSURE OF OIL-WATER SEPARATOR DATED 04/1992					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5933267414/T0603703900.PDF					
Document Type:	Site Documents			Size :	84 KB	
Document Date:	4/15/1992*			Submitted By:	PINNACLE EMS (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	HISTORICAL - 4Q 1992 QUARTERLY PROGRESS REPORT DATED 04/1992					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4776892542/T0603703900.PDF					
Document Type:	Site Documents			Size :	1,470 KB	
Document Date:	11/19/1991*			Submitted By:	PINNACLE EMS (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	HISTORICAL - SOIL-VAPOR EXTRACTION TEST REPORT DATED 11/1991					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3429611444/T0603703900.PDF					
Document Type:	Site Documents			Size :	328 KB	
Document Date:	11/11/1991*			Submitted By:	PINNACLE EMS (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	HISTORICAL - PROPOSED SOIL REMEDIATION ACTION PLAN DATED 11/1991					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6001812875/T0603703900.PDF					
Document Type:	Site Documents			Size :	69 KB	
Document Date:	10/24/1991*			Submitted By:	PINNACLE EMS (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	HISTORICAL - 3Q 1991 QUARTERLY PROGRESS REPORT DATED 10/1991					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1503158807/T0603703900.PDF					
Document Type:	Site Documents			Size :	24,088 KB	
Document Date:	7/31/1991*			Submitted By:	PINNACLE EMS (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	HISTORICAL - ADDITIONAL SITE ASSESSMENT REPORT DATED 07/1991					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5097775399/T0603703900.PDF					
Document Type:	Site Documents			Size :	1,305 KB	
Document Date:	7/25/1991*			Submitted By:	PINNACLE EMS (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	HISTORICAL - 2Q 1991 QUARTERLY PROGRESS REPORT DATED 07/1991					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4747311532/T0603703900.PDF					
Document Type:	Site Documents			Size :	1,176 KB	
Document Date:	1/29/1991*			Submitted By:	PINNACLE EMS (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	HISTORICAL - 4Q 1990 QUARTERLY PROGRESS REPORT DATED 01/1991					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7495239496/T0603703900.PDF					
Document Type:	Site Documents			Size :	3,199 KB	
Document Date:	12/28/1990*			Submitted By:	PINNACLE EMS (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	HISTORICAL - SITE ASSESSMENT PLAN DATED 12/1990					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5920157313/T0603703900.PDF					
Document Type:	Site Documents			Size :	1,042 KB	
Document Date:	7/31/1990*			Submitted By:	PINNACLE EMS (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	HISTORICAL - 2Q 1990 QUARTERLY PROGRESS REPORT DATED 07/1990					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8847658634/T0603703900.PDF					
9	2 of 2	WSW	0.07 / 393.47	205.35 / -1	ARCO #152 101 WHITTIER BLVD. E. MONTEBELLO CA 90640	LUST
Global ID:	T0603771386			County:	LOS ANGELES	
Status:	COMPLETED - CASE CLOSED			Latitude:	34.008252	
Status Date:	12/6/2004			Longitude:	-118.101038	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites & Military UST Site from GeoTracker Project Search Results Export; LUST Cleanup Sites & Military UST Site from GeoTracker Cleanup Sites Data Download

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	I-12043A	Potential COC:	Gasoline, Diesel
Local Case No:	11965-37059	How Discovered:	Other Means
Begin Date:	8/28/2002	Stop Method:	Close and Remove Tank
Lead Agency:	LOS ANGELES COUNTY	Stop Description:	
Local Agency:	LOS ANGELES COUNTY	Case Worker:	TS
CUF Case:	NO	File Location:	Local Agency
Potential Media of Concern:	Under Investigation		
How Discovered Description:	TANK REMOVAL		
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
DWR GW Subbasin Name:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Disadvantaged Community:			
Calenviroscreen Score:	91-95%		
Site History:			

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity

Action Type: ENFORCEMENT
Date : 12/6/2004
Action: Closure/No Further Action Letter

Action Type: REMEDIATION
Date : 8/28/2002
Action: Other (Use Description Field)

Action Type: Other
Date : 8/28/2002
Action: Leak Reported

Action Type: Other
Date : 8/28/2002
Action: Leak Discovery

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type:	Regional Board Caseworker	Address:	320 W. 4TH ST., SUITE 200
Contact Name:	YUE RONG	Email:	yrong@waterboards.ca.gov
City:	Los Angeles	Phone No:	
Organization Name:	LOS ANGELES RWQCB (REGION 4)		

Contact Type:	Local Agency Caseworker	Address:	900 S. FREMONT AVE.
Contact Name:	TIM SMITH	Email:	tsmith@dpw.lacounty.gov
City:	ALHAMBRA	Phone No:	
Organization Name:	LOS ANGELES COUNTY		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Completed - Case Closed
Status Date: 12/6/2004

Status: Open - Site Assessment
Status Date: 8/28/2002

Status: Open - Case Begin Date
Status Date: 8/28/2002

LUST Sites from GeoTracker Search - Regulatory Profile

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Site Facility Name:	ARCO #152	Potential COC:	DIESEL, GASOLINE			
Site Facility Type:	LUST CLEANUP SITE	Facility Type:				
Cleanup Status:	COMPLETED - CASE CLOSED	Composting Method:				
Project Status:		Address:	101 WHITTIER BLVD. E.			
WDR Place Type:		City:	MONTEBELLO			
WDR File:		Zip:	90640			
WDR Order:		County:	LOS ANGELES			
CUF Priority Assig:		CUF Claim:				
CUF Amount Paid:						
File Location:	LOCAL AGENCY					
Designated Beneficial Use:	MUN, AGR, IND, PROC					
Project Oversight Agencies:						
Report Link:	https://geotracker.waterboards.ca.gov/profile_report?global_id=T0603771386					
Cleanup Status Detail:	COMPLETED - CASE CLOSED AS OF 12/6/2004					
Cleanup History Link:	https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603771386&tabname=regulatoryhistory					
Potential Media of Concern:	UNDER INVESTIGATION					
User Defined Beneficial Use:						
DWR GW Sub Basin:	Coastal Plain Of Los Angeles - Central (4-011.04)					
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)					
Post Closure Site Management:						
Future Land Use:						
Cleanup Oversight Agencies:	LOS ANGELES COUNTY (LEAD) - CASE #: 11965-37059 CASEWORKER: TIM SMITH LOS ANGELES RWQCB (REGION 4) - CASE #: I-12043A CASEWORKER: YUE RONG					
Gndwater Monitoring Freque:						
Designated Beneficial Use Desc:	Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply					
Site History:						

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History

Status:	Completed - Case Closed
Date :	12/6/2004
Status:	Open - Case Begin Date
Date :	8/28/2002
Status:	Open - Site Assessment
Date :	8/28/2002

LUST Sites from GeoTracker Search - Cleanup Action Report (as of May 29, 2021)

Action Type:	OTHER (USE DESCRIPTION FIELD)	Begin Date:	8/28/2002
Phase:		End Date:	
Contaminant Mass Removed:			
Description:			

LUST Sites from GeoTracker Search - Regulatory Activities (as of May 29, 2021)

Action Type:	Other Regulatory Actions
Action Date:	12/6/2004
Received Issue Date:	12/6/2004
Action:	Closure/No Further Action Letter
Doc Link:	
Title Description Comments:	
Action Type:	Leak Action
Action Date:	8/28/2002
Received Issue Date:	
Action:	Leak Discovery

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

Title Description Comments:

Action Type: Leak Action
 Action Date: 8/28/2002
 Received Issue Date:
 Action: Leak Reported
 Doc Link:
 Title Description Comments:

Action Type: Cleanup Action
 Action Date: 8/28/2002
 Received Issue Date:
 Action: Other (Use Description Field)
 Doc Link:
 Title Description Comments:

LUST Sites from GeoTracker Search - Site Maps (as of May 29, 2021)

Title: GEO_MAP
 Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/8759846329/T0603771386.pdf
 Size : 19 KB
 Submitted By: DELTA ENVIRONMENTAL (CONTRACTOR)
 Submitted: 6/16/2004*

LUST Sites from GeoTracker Search - Documents (as of May 29, 2021)

Document Type: Site Documents
 Document Date: 3/23/2005*
 Type: REPORTS - OTHER
 Title: WELL DESTRUCTION LETTER_030105
 Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6166288077/T0603771386.PDF
 Size : 139 KB
 Submitted By: DELTA ENVIRONMENTAL (CONTRACTOR)
 Submitted:

Document Type: Site Documents
 Document Date: 3/8/2005*
 Type: REPORTS - OTHER
 Title: WELL DESTRUCTION REPORT, 3/1/05
 Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7261487662/T0603771386.PDF
 Size : 139 KB
 Submitted By: DELTA ENVIRONMENTAL (CONTRACTOR)
 Submitted:

10	1 of 1	WSW	0.09 / 465.48	209.28 / 3	ANDRADE RECYCLING INC 101 W WHITTIER BLVD MONTEBELLO CA 90640	RECYCLING
Cert ID:	RC260500.001			Wednesday:	8:00 am - 3:30 pm	
Operation:	8/11/2017			Thursday H:	8:00 am - 3:30 pm	
Rural:	N			Friday Hou:	8:00 am - 3:30 pm	
Organization:	ANDRADE RECYCLING INC			Saturday H:	9:00 am - 2:00 pm	
Aluminium:	Yes			Sunday Hou:	10:00 am - 2:00 pm	
Glass:	Yes			Mailing Ad:	101 W WHITTIER BLVD	
Plastic:	Yes			Mailing Ci:	MONTEBELLO	
Bimetal:	Yes			Mailing St:	CA	
Agency:	N/A			Mailing Zi:	90640	
Grand Fath:	N			Phone No:	(323) 537-7157	
Cert Status:				Website:		
Operatione:				Email:	andraderecyclinginc@yahoo.com	
Monday Hou:	8:00 am - 3:30 pm			Hours of Ope:	MON - FRI 8:00 AM - 5:00 PM; SAT - SUN 8:00 AM - 3:00 PM	
Tuesday Ho:	8:00 am - 3:30 pm			County:	LOS ANGELES	

11	1 of 2	W	0.10 / 529.39	210.33 / 4	PARTY WAREHOUSE 109 W WHITTIER BLVD	CERS HAZ
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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MONTEBELLO CA 90640

Site ID: 141832
 Latitude: 34.008301
 Longitude: -118.101257
 County:

Regulated Programs

El ID:	10274902	El Description:	Chemical Storage Facilities
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Violations

Violation Date:	08/02/2021	Violation Source:	CERS
Violation Program:	HMRRP	Violation Division:	Los Angeles County Fire Department
Citation:	HSC 6.95 25508(a)(3) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(3)		
Violation Notes:			

Returned to compliance on 08/02/2021. OBSERVATION: The business failed to establish and electronically submit adequate emergency response procedures for a release or threatened release of a hazardous material. CORRECTIVE ACTION: Establish and electronically submit adequate emergency response procedures for a release or threatened release of a hazardous material within 30 days. The violation was corrected on site.

Violation Description:

Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.

Violations

Violation Date:	08/02/2021	Violation Source:	CERS
Violation Program:	HMRRP	Violation Division:	Los Angeles County Fire Department
Citation:	HSC 6.95 25508(a)(3) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(3)		
Violation Notes:			

Returned to compliance on 08/02/2021. OBSERVATION: The business failed to electronically submit a site map with all required content including: north orientation, loading area, internal roads, adjacent streets, storm and sewer drains, access and exit points, emergency shut offs, evacuation staging area, hazardous materials/waste storage areas and emergency response equipment. CORRECTIVE ACTION: Electronically submit a site map with all required content. The violation was corrected on site.

Violation Description:

Failure to complete and electronically submit a site map with all required content.

Violations

Violation Date:	08/02/2021	Violation Source:	CERS
Violation Program:	HMRRP	Violation Division:	Los Angeles County Fire Department
Citation:	HSC 6.95 25508(a)(3) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(3)		
Violation Notes:			

Returned to compliance on 08/02/2021. OBSERVATION: The business failed to electronically submit complete and accurate chemical inventory information for all hazardous materials on site at or above reportable quantities. CORRECTIVE ACTION: Electronically submit complete and accurate chemical inventory information for all hazardous materials on site at or above reportable quantities. The violation was corrected on site.

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Violation Date:	07/26/2018	Violation Source:	CERS
Violation Program:	HMRRP	Violation Division:	Los Angeles County Fire Department
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)		
Violation Notes:			

Returned to compliance on 07/03/2019.

Violation Description:

Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.

Violations

Violation Date:	07/26/2018	Violation Source:	CERS
Violation Program:	HMRRP	Violation Division:	Los Angeles County Fire Department
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)		
Violation Notes:			

Returned to compliance on 07/03/2019.

Violation Description:

Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

Evaluations

Eval Date:	01/03/2014
Violations Found:	No
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

Eval Date:	01/03/2014
Violations Found:	Yes
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

INSPECTED BY G.TO CONSENT GIVEN BY JOE DERIAN; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date:	04/02/2014
Violations Found:	No
Eval General Type:	Other/Unknown
Eval Type:	Other, not routine, done by local agency
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

CERS REVIEW.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date:	07/26/2018
Violations Found:	Yes
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

Randy Derian, VP; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date:	08/02/2021
Violations Found:	Yes
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

JOE DERIAN, OWNER; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc:	CUPA District
Entity Name:	Los Angeles County Fire
Entity Title:	
Address:	5825 Rickenbacker Road
City:	Commerce
State:	CA
Country:	
Zip Code:	90040-3027
Phone:	(323) 890-4000

Affil Type Desc:	Property Owner
Entity Name:	DERIAN BROTHERS LLC.
Entity Title:	
Address:	109 W WHITTIER BLVD
City:	MONTEBELLO
State:	CA
Country:	United States
Zip Code:	90640
Phone:	(323) 722-3524

Affil Type Desc:	Document Preparer
Entity Name:	JOE DERIAN
Entity Title:	
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	

Affil Type Desc:	Identification Signer
Entity Name:	JOE DERIAN
Entity Title:	VICE-PRESIDENT
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	

Affil Type Desc:	Parent Corporation
Entity Name:	PARTY WAREHOUSE
Entity Title:	
Address:	
City:	
State:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Country: Zip Code: Phone:						
Affil Type Desc: Entity Name: Entity Title: Address: City: State: Country: Zip Code: Phone:		Facility Mailing Address Mailing Address 109 W. WHITTIER BLVD MONTEBELLO CA 90640				
Affil Type Desc: Entity Name: Entity Title: Address: City: State: Country: Zip Code: Phone:		Operator JOE DERIAN (323) 722-3524				
Affil Type Desc: Entity Name: Entity Title: Address: City: State: Country: Zip Code: Phone:		Environmental Contact JOE DERIAN 109 W. WHITTIER BLVD MONTEBELLO CA 90640				
Affil Type Desc: Entity Name: Entity Title: Address: City: State: Country: Zip Code: Phone:		Legal Owner DERIAN FAMILY FOODS INC 109 W. WHITTIER BLVD MONTEBELLO CA United States 90640 (323) 722-3524				

Coordinates

Env Int Type Code:	HMBP	Longitude:	-118.101260
Program ID:	10274902	Coord Name:	
Latitude:	34.008300	Ref Point Type Desc:	Center of a facility or station.

<u>11</u>	2 of 2	W	0.10 / 529.39	210.33 / 4	PARTY WAREHOUSE 109 W WHITTIER BLVD MONTEBELLO CA 90640	CUPA LA COUNTY
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Facility ID: FA0043460
CERS ID: 10274902

Active Facility Details

PE: 3003

<u>12</u>	1 of 1	SE	0.12 / 653.33	180.04 / -26	LA COUNTY, IVY STREET PP 232 E WHITTIER BLVD MONTEBELLO CA 90640-0000	RCRA NON GEN
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
EPA Handler ID:		CAL000206248				
Gen Status Universe:		No Report				
Contact Name:		ADRIANA FLORES				
Contact Address:		900 SOUTH FREMONT AVE. , , ALHAMBRA , CA, 91803-1331 ,				
Contact Phone No and Ext:		626-458-7390				
Contact Email:		AFLORES@DPW.LACOUNTY.GOV				
Contact Country:						
County Name:		LOS ANGELES				
EPA Region:		09				
Land Type:						
Receive Date:		20010314				
Location Latitude:		34.007396				
Location Longitude:		-118.097595				

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20010314
Handler Name: LA COUNTY, IVY STREET PP
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	900 SOUTH FREMONT AVE.
Name:	ADRIANA FLORES	Street 2:	
Date Became Current:		City:	ALHAMBRA
Date Ended Current:		State:	CA
Phone:	626-458-7390	Country:	
Source Type:	Implementer	Zip Code:	91803-1331

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	900 S FREMONT AVE
Name:	LA COUNTY PUBLIC WORKS	Street 2:	
Date Became Current:		City:	ALHAMBRA
Date Ended Current:		State:	CA
Phone:	626-458-7390	Country:	
Source Type:	Implementer	Zip Code:	91803-1331

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
13	1 of 3	SE	0.14 / 738.01	182.46 / -24	HK AUTO SALVAGE INC 247 E WHITTIER BLVD MONTEBELLO CA 90640-5317	RCRA NON GEN

EPA Handler ID: CAL000343209
Gen Status Universe: No Report
Contact Name: RON LEE
Contact Address: 247 E WHITTIER BLVD , , MONTEBELLO , CA, 90640 ,
Contact Phone No and Ext: 626-905-1230
Contact Email: RONDLEE@YAHOO.COM
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20090520
Location Latitude: 34.007003
Location Longitude: -118.097062

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20090520
Handler Name: HK AUTO SALVAGE INC
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	247 E WHITTIER BLVD
Name:	RON LEE	Street 2:	
Date Became Current:		City:	MONTEBELLO
Date Ended Current:		State:	CA
Phone:	626-905-1230	Country:	
Source Type:	Implementer	Zip Code:	90640
Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	247 E WHITTIER BLVD
Name:	HK AUTO SALVAGE INC	Street 2:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Became Current:				City:	MONTEBELLO	
Date Ended Current:				State:	CA	
Phone:	562-692-0559			Country:		
Source Type:	Implementer			Zip Code:	90640-0000	
13	2 of 3	SE	0.14 / 738.01	182.46 / -24	H K AUTO SALVAGE 247 E WHITTIER BLVD MONTEBELLO CA 90640	CUPA LA COUNTY
Facility ID:		FA0029903				
CERS ID:		10286275				
Active Facility Details						
PE:		3001				
PE:		1001				
13	3 of 3	SE	0.14 / 738.01	182.46 / -24	ECONOMY AUTO SALVAGE INC 247 E WHITTIER BLVD MONTEBELLO CA 90640	RECYCLING
Cert ID:		RC4773		Wednesday:		
Operation:		08/12/92		Thursday H:		
Rural:				Friday Hou:		
Organization:				Saturday H:		
Aluminium:				Sunday Hou:		
Glass:				Mailing Ad:		
Plastic:				Mailing Ci:		
Bimetal:				Mailing St:		
Agency:				Mailing Zi:		
Grand Fath:				Phone No: (310) 908-6888		
Cert Status:		REVOKED		Website:		
Operatione:		08/10/93		Email:		
Monday Hou:				Hours of Ope:		
Tuesday Ho:				County: LOS ANGELES		
14	1 of 1	NE	0.14 / 762.58	213.26 / 7	LUIS MARINES 241 E FREMONT SQ MONTEBELLO CA 90640	CONTAINER RECY
Certification ID:		CP0485		Monday Hours:		
Certification Status:				Tuesday Hours:		
Registration ID:				Wednesday Hours:		
Application ID:				Thursday Hours:		
Operation Begin Date:		02/18/94		Friday Hours:		
Operation End Date:		01/18/96		Saturday Hours:		
Org or Agency:				Sunday Hours:		
Agency:				Aluminium: YES		
Grand Fathered:				Glass: YES		
Phone No:		(213) 888-2229		Plastic: YES		
County:		LOS ANGELES		Bimetal:		
Rural:						
Organization:						
Mailing Address:						
Mailing City:						
Mailing State:						
Mailing Zip:						
Website:						
Email:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
15	1 of 1	W	0.15 / 800.26	210.09 / 4	NEW LIFE AUTOMOTIVE 221 W WHITTIER BLVD MONTEBELLO CA 90640	CUPA LA COUNTY
Facility ID:		FA0029889				
CERS ID:		10774018				
<u>Active Facility Details</u>						
PE:		1001				
PE:		3001				
<u>Inactive Facility Details</u>						
PE:		3001				
16	1 of 3	W	0.15 / 804.60	210.09 / 4	EXECUTIVE AUTO RECONDITIONING 221 1/2 W WHITTIER BLVD MONTEBELLO CA 92640	RCRA NON GEN
EPA Handler ID:		CAL000432016				
Gen Status Universe:		No Report				
Contact Name:		FELIPE LOPEZ				
Contact Address:		4424 SANTA ANITA AVE STE 202 , , EL MONTE , CA, 91731 ,				
Contact Phone No and Ext:		626-416-3341				
Contact Email:		FLOPEZ@EXECUTIVEAR.COM				
Contact Country:						
County Name:		LOS ANGELES				
EPA Region:		09				
Land Type:						
Receive Date:		20171109				
Location Latitude:		34.008702				
Location Longitude:		-118.102088				
<u>Violation/Evaluation Summary</u>						
Note:		NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).				
<u>Handler Summary</u>						
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				
<u>Hazardous Waste Handler Details</u>						
Sequence No:		1				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Receive Date:		20171109				
Handler Name:		EXECUTIVE AUTO RECONDITIONING				
Source Type:		Implementer				
Federal Waste Generator Code:		N				
Generator Code Description:		Not a Generator, Verified				
<u>Owner/Operator Details</u>						
Owner/Operator Ind:		Current Owner			Street No:	
Type:		Other			Street 1:	
Name:		WENDELL PENA			4912 LA MADERA AVE	
Date Became Current:					Street 2:	
Date Ended Current:					City:	
Phone:		626-329-1413			EL MONTE	
Source Type:		Implementer			State:	
					CA	
					Country:	
					91732	
Zip Code:						
Owner/Operator Ind:		Current Operator			Street No:	
Type:		Other			Street 1:	
Name:		FELIPE LOPEZ			4424 SANTA ANITA AVE STE 202	
Date Became Current:					Street 2:	
Date Ended Current:					City:	
Phone:		626-416-3341			EL MONTE	
Source Type:		Implementer			State:	
					CA	
					Country:	
					91731	
Zip Code:						

[16](#) 2 of 3 **W** **0.15 / 804.60** **210.09 / 4** **PRECISE AUTO RECON INC** **RCRA TSD**
221 1/2 W WHITTIER BLVD
MONTEBELLO CA 90640

EPA Handler ID: CAL000445172
Gen Status Universe: No Report
Contact Name: JUAN VIRGEN
Contact Address: 221 1/2 W WHITTIER BLVD , , MONTEBELLO , CA, 90640 ,
Contact Phone No and Ext: 818-451-7239
Contact Email: JUANVIRGEN2157@YAHOO.COM
Contact Country:
Land Type:
County Name: LOS ANGELES
EPA Region: 09
Receive Date: 20190412
Location Latitude: 34.008702
Location Longitude: -118.102088

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Smelting, Melting and Refining: No
Underground Injection Control: 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

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

Sequence No: 1
Receive Date: 20190412
Handler Name: PRECISE AUTO RECON INC
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	3447 BELCROFT AVE APT #11
Name:	JUAN VIRGEN	Street 2:	
Date Became Current:		City:	EL MONTE
Date Ended Current:		State:	CA
Phone:	818-451-7239	Country:	
Source Type:	Implementer	Zip Code:	91732
Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	221 1/2 W WHITTIER BLVD
Name:	JUAN VIRGEN	Street 2:	
Date Became Current:		City:	MONTEBELLO
Date Ended Current:		State:	CA
Phone:	818-451-7239	Country:	
Source Type:	Implementer	Zip Code:	90640

16	3 of 3	W	0.15 / 804.60	210.09 / 4	PRECISE AUTO RECON INC 221 1/2 W WHITTIER BLVD MONTEBELLO CA 90640	RCRA NON GEN
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EPA Handler ID: CAL000445172
Gen Status Universe: No Report
Contact Name: JUAN VIRGEN
Contact Address: 221 1/2 W WHITTIER BLVD , , MONTEBELLO , CA, 90640 ,
Contact Phone No and Ext: 818-451-7239
Contact Email: JUANVIRGEN2157@YAHOO.COM
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20190412
Location Latitude: 34.008702
Location Longitude: -118.102088

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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: 20190412
Handler Name: PRECISE AUTO RECON INC
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	3447 BELCROFT AVE APT #11
Name:	JUAN VIRGEN	Street 2:	
Date Became Current:		City:	EL MONTE
Date Ended Current:		State:	CA
Phone:	818-451-7239	Country:	
Source Type:	Implementer	Zip Code:	91732

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	221 1/2 W WHITTIER BLVD
Name:	JUAN VIRGEN	Street 2:	
Date Became Current:		City:	MONTEBELLO
Date Ended Current:		State:	CA
Phone:	818-451-7239	Country:	
Source Type:	Implementer	Zip Code:	90640

[17](#)

1 of 1

NW

0.17 /
879.65

209.83 /
4

AUGUSTIN MARES
109 W FREEMONT SQUARE
MONTEBELLO CA 90640

RCRA
NON GEN

EPA Handler ID: CAC003084957
Gen Status Universe: No Report
Contact Name: AUGUSTIN MARES
Contact Address: 109 W FREEMONT SQUARE , , MONTEBELLO , CA, 90640 ,
Contact Phone No and Ext: 562-755-8390
Contact Email: SCHEDULING@PWSEI.COM
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20200922
Location Latitude:
Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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						
<u>Hazardous Waste Handler Details</u>						
Sequence No: 1 Receive Date: 20200922 Handler Name: AUGUSTIN MARES Source Type: Implementer Federal Waste Generator Code: N Generator Code Description: Not a Generator, Verified						
<u>Owner/Operator Details</u>						
Owner/Operator Ind: Current Owner Type: Other Name: AUGUSTIN MARES Date Became Current: Date Ended Current: Phone: 562-755-8390 Source Type: Implementer Owner/Operator Ind: Current Operator Type: Other Name: AUGUSTIN MARES Date Became Current: Date Ended Current: Phone: 562-755-8390 Source Type: Implementer						
Street No: Street 1: 109 W FREEMONT SQUARE Street 2: City: MONTEBELLO State: CA Country: Zip Code: 90640						
Street No: Street 1: 109 W FREEMONT SQUARE Street 2: City: MONTEBELLO State: CA Country: Zip Code: 90640						
18	1 of 3	SE	0.17 / 911.27	182.08 / -24	CARINA AUTO CENTER INC 259 E WHITTIER BLVD MONTEBELLO CA 90640	CUPA LA COUNTY
Facility ID: FA0048276 CERS ID: 10750723						
<u>Active Facility Details</u>						
PE: 1000						
18	2 of 3	SE	0.17 / 911.27	182.08 / -24	NASA DISPOSAL SERVICE 259 E WHITTIER BLVD MONTEBELLO CA 90640	CUPA LA COUNTY
Facility ID: FA0029681 CERS ID: 0						
<u>Inactive Facility Details</u>						
PE: 1001						
18	3 of 3	SE	0.17 / 911.27	182.08 / -24	CARINA AUTO CENTER INC 259 E WHITTIER BLVD MONTEBELLO CA 90640	RCRA NON GEN

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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EPA Handler ID: CAL000459241
Gen Status Universe: No Report
Contact Name: KARLO AVASPIAN
Contact Address: 259 E WHITTIER BLVD , , MONTEBELLO , CA, 90640 ,
Contact Phone No and Ext: 818-319-5476
Contact Email:
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20210106
Location Latitude:
Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20210106
Handler Name: CARINA AUTO CENTER INC
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	1166 ELM AVE
Name:	CARINA AUTO CENTER INC	Street 2:	
Date Became Current:		City:	GLENDALE
Date Ended Current:		State:	CA
Phone:	818-648-5445	Country:	
Source Type:	Implementer	Zip Code:	91201
Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	259 E WHITTIER BLVD
Name:	KARLO AVASPIAN	Street 2:	
Date Became Current:		City:	MONTEBELLO
Date Ended Current:		State:	CA
Phone:	818-319-5476	Country:	
Source Type:	Implementer	Zip Code:	90640

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
19	1 of 1	SE	0.17 / 920.19	181.53 / -25	PUBLIC STORAGE 20290 240 E WHITTIER BLVD MONTEBELLO CA 90640	RCRA NON GEN

EPA Handler ID: CAC002991733
Gen Status Universe: No Report
Contact Name: CLINT MCREYNOLDS
Contact Address: 2200 K AVENUE, SUITE 200 , , PLANO , TX, 75074 ,
Contact Phone No and Ext: 972-665-6103
Contact Email: CMCREYNOLDS@PUBLICSTORAGE.COM
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20181205
Location Latitude: 34.00758
Location Longitude: -118.096461

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20181205
Handler Name: PUBLIC STORAGE 20290
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	2200 K AVENUE, SUITE 200
Name:	CLINT MCREYNOLDS	Street 2:	
Date Became Current:		City:	PLANO
Date Ended Current:		State:	TX
Phone:	972-665-6103	Country:	
Source Type:	Implementer	Zip Code:	75074

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	701 WESTERN AVE
Name:	PUBLIC STORAGE	Street 2:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Became Current: Date Ended Current: Phone: 972-665-6103 Source Type: Implementer				City: State: Country: Zip Code:	GLENDALE CA 91201	

20	1 of 1	W	0.18 / 972.40	202.30 / -4	JIMMY'S FAMOUS SUPERBURGERS 201 W WHITTIER BLVD MONTEBELLO CA 96640	EMISSIONS
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1990 Criteria Data

Facility ID:	66204	CERR Code:	
Facility SIC Code:	5812	TOGT:	0
CO:	19	ROGT:	0
Air Basin:	SC	COT:	
District:	SC	NOXT:	
COID:	LA	SOXT:	
DISN:	SOUTH COAST AQMD	PMT:	.1
CHAPIS:		PM10T:	.095

1990 Toxic Data

Facility ID:	66204	COID:	LA
Facility SIC Code:	5812	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

21	1 of 2	SE	0.20 / 1,030.97	181.58 / -25	MY AUTO CENTER 255 E WHITTIER BLVD MONTEBELLO CA 90640	EMISSIONS
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2015 Toxic Data

Facility ID:	170746	COID:	LA
Facility SIC Code:	7532	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2016 Toxic Data

Facility ID:	170746	TS:	
Facility SIC Code:	7532	HRA:	
CERR CODE:		CH Index:	
COID:	LA	AH Index:	
CO:	19	Air Basin:	SC
DISN:	SOUTH COAST AQMD	District:	SC
CHAPIS:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>2017 Toxic Data</u>						
Facility ID:	170746			COID:	LA	
Facility SIC Code:	7532			DISN:	SOUTH COAST AQMD	
CO:	19			CHAPIS:		
Air Basin:	SC			CERR Code:		
District:	SC					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						
<u>2018 Toxic Data</u>						
Facility ID:	170746			COID:	LA	
Facility SIC Code:	7532			DISN:	SOUTH COAST AQMD	
CO:	19			CHAPIS:		
Air Basin:	SC			CERR Code:		
District:	SC					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						
<u>2019 Toxic Data</u>						
CO:	19			CHAPIS:		
Air Basin:	SC			CERR Code:		
Facility ID:	170746			TS:		
District:	SC			Health Risk Asmt:		
Facility SIC Code:	7532			NonCncrChrnichHazInd		
				:		
COID:	LA			NonCncrActeHazInd:		
DISN:	SOUTH COAST AQMD					
21	2 of 2	SE	0.20 / 1,030.97	181.58 / -25	MY AUTO CENTER 255 E WHITTIER BLVD MONTEBELLO CA 90640	CUPA LA COUNTY
Facility ID:	FA0038036					
CERS ID:	10273468					
<u>Active Facility Details</u>						
PE:	3001					
PE:	1001					
22	1 of 1	NE	0.20 / 1,040.36	213.28 / 7	CA	PFAS GW
Well ID:	1910091-001					
Latitude:	34.011303					
Longitude:	-118.096397					
Data Source(s):	Perfluorooctanoic Acid; 4,8-Dioxa-3H-perfluorononanoic acid; Perfluorobutanesulfonic acid; Perfluorododecanoic acid; Perfluorohexanoic acid; Perfluoroheptanoic acid; Perfluorohexanesulfonic acid; Perfluorononanoic acid; Perfluorooctadecanoic acid; Perfluorotetradecanoic acid; Perfluorotridecanoic acid; Perfluoroundecanoic acid					
<u>Perfluorooctanoic Acid</u>						
Chemical:	PFOA			RL:	UNK	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Results:	20				Top of Screen (ft):	0
Date :	08/22/2019				Screen Length (ft):	80
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-001
Well Type:	MUNICIPAL				Other Names:	WELL 07
Well Depth (ft):						
<u>Perfluorooctanoic Acid</u>						
Chemical:	PFOA				RL:	UNK
Results:	23				Top of Screen (ft):	0
Date :	07/01/2019				Screen Length (ft):	80
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-001
Well Type:	MUNICIPAL				Other Names:	WELL 07
Well Depth (ft):						
<u>Perfluorooctanoic Acid</u>						
Chemical:	PFOA				RL:	UNK
Results:	13				Top of Screen (ft):	0
Date :	02/18/2020				Screen Length (ft):	80
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-001
Well Type:	MUNICIPAL				Other Names:	WELL 07
Well Depth (ft):						
<u>Perfluorooctanoic Acid</u>						
Chemical:	PFOA				RL:	UNK
Results:	13				Top of Screen (ft):	0
Date :	11/19/2019				Screen Length (ft):	80
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-001
Well Type:	MUNICIPAL				Other Names:	WELL 07
Well Depth (ft):						
<u>Perfluorooctanoic Acid</u>						
Chemical:	PFOA				RL:	UNK
Results:	22				Top of Screen (ft):	0
Date :	05/28/2019				Screen Length (ft):	80
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-001
Well Type:	MUNICIPAL				Other Names:	WELL 07
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA				RL:	UNK
Results:	8.8				Top of Screen (ft):	0
Date :	07/01/2019				Screen Length (ft):	80
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-001
Well Type:	MUNICIPAL				Other Names:	WELL 07
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA				RL:	UNK
Results:	1.7				Top of Screen (ft):	0
Date :	02/18/2020				Screen Length (ft):	80

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:	UNK	
Results:	7.7			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:	UNK	
Results:	9.6			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-001	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Well Type:	MUNICIPAL				Other Names:	WELL 07
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:		UNK
Results:	6.5			Top of Screen (ft):		0
Date :	11/19/2019			Screen Length (ft):		80
Units:	NG/L			Source:		DHS
Qualifer:				Source Name:		1910091-001
Well Type:	MUNICIPAL			Other Names:		WELL 07
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:		UNK
Results:	12			Top of Screen (ft):		0
Date :	08/22/2019			Screen Length (ft):		80
Units:	NG/L			Source:		DHS
Qualifer:				Source Name:		1910091-001
Well Type:	MUNICIPAL			Other Names:		WELL 07
Well Depth (ft):						
<u>Perfluorododecanoic acid</u>						
Chemical:	PFDOA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	08/22/2019			Screen Length (ft):		80
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-001
Well Type:	MUNICIPAL			Other Names:		WELL 07
Well Depth (ft):						
<u>Perfluorododecanoic acid</u>						
Chemical:	PFDOA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	11/19/2019			Screen Length (ft):		80
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-001
Well Type:	MUNICIPAL			Other Names:		WELL 07
Well Depth (ft):						
<u>Perfluorododecanoic acid</u>						
Chemical:	PFDOA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	02/18/2020			Screen Length (ft):		80
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-001
Well Type:	MUNICIPAL			Other Names:		WELL 07
Well Depth (ft):						
<u>Perfluorododecanoic acid</u>						
Chemical:	PFDOA			RL:		UNK
Results:	8.7			Top of Screen (ft):		0
Date :	05/28/2019			Screen Length (ft):		80
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-001
Well Type:	MUNICIPAL			Other Names:		WELL 07
Well Depth (ft):						

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

Chemical:	PFDOA	RL:	UNK
Results:	8.8	Top of Screen (ft):	0
Date :	07/01/2019	Screen Length (ft):	80
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-001
Well Type:	MUNICIPAL	Other Names:	WELL 07
Well Depth (ft):			

Perfluorohexanoic acid

Chemical:	PFHA	RL:	UNK
Results:	8.8	Top of Screen (ft):	0
Date :	07/01/2019	Screen Length (ft):	80
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-001
Well Type:	MUNICIPAL	Other Names:	WELL 07
Well Depth (ft):			

Perfluorohexanoic acid

Chemical:	PFHA	RL:	UNK
Results:	4	Top of Screen (ft):	0
Date :	11/19/2019	Screen Length (ft):	80
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-001
Well Type:	MUNICIPAL	Other Names:	WELL 07
Well Depth (ft):			

Perfluorohexanoic acid

Chemical:	PFHA	RL:	UNK
Results:	7.6	Top of Screen (ft):	0
Date :	08/22/2019	Screen Length (ft):	80
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-001
Well Type:	MUNICIPAL	Other Names:	WELL 07
Well Depth (ft):			

Perfluorohexanoic acid

Chemical:	PFHA	RL:	UNK
Results:	8.7	Top of Screen (ft):	0
Date :	05/28/2019	Screen Length (ft):	80
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-001
Well Type:	MUNICIPAL	Other Names:	WELL 07
Well Depth (ft):			

Perfluorohexanoic acid

Chemical:	PFHA	RL:	UNK
Results:	3.8	Top of Screen (ft):	0
Date :	02/18/2020	Screen Length (ft):	80
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-001
Well Type:	MUNICIPAL	Other Names:	WELL 07
Well Depth (ft):			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:	UNK	
Results:	8.8			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:	UNK	
Results:	5.6			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:	UNK	
Results:	3.5			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:	UNK	
Results:	3.4			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>Perfluorohexanesulfonic acid</u>						
Chemical:	PFHXSA			RL:	UNK	
Results:	6.2			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>Perfluorohexanesulfonic acid</u>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>Perfluorohexanesulfonic acid</u>						
Chemical:	PFHXSA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>Perfluorohexanesulfonic acid</u>						
Chemical:	PFHXSA			RL:	UNK	
Results:	8.8			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>Perfluorohexanesulfonic acid</u>						
Chemical:	PFHXSA			RL:	UNK	
Results:	8.9			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>Perfluorohexanesulfonic acid</u>						
Chemical:	PFHXSA			RL:	UNK	
Results:	5.2			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA			RL:	UNK	
Results:	3.9			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA			RL:	UNK	
Results:	2.7			Top of Screen (ft):	0	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date :	11/19/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
 <u>Perfluorononanoic acid</u>						
Chemical:	PFNA			RL:	UNK	
Results:	8.8			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
 <u>Perfluorononanoic acid</u>						
Chemical:	PFNA			RL:	UNK	
Results:	3.2			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
 <u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	8.8			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
 <u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
 <u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-001	
Well Type:	MUNICIPAL			Other Names:	WELL 07	
Well Depth (ft):						
 <u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	80	
Units:	NG/L			Source:	DHS	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Qualifer:	<				Source Name:	1910091-001
Well Type:	MUNICIPAL				Other Names:	WELL 07
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:		UNK
Results:	2			Top of Screen (ft):		0
Date :	08/22/2019			Screen Length (ft):		80
Units:	NG/L			Source:		DHS
Qualifer:				Source Name:		1910091-001
Well Type:	MUNICIPAL			Other Names:		WELL 07
Well Depth (ft):						
<u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA			RL:		UNK
Results:	8.7			Top of Screen (ft):		0
Date :	05/28/2019			Screen Length (ft):		80
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-001
Well Type:	MUNICIPAL			Other Names:		WELL 07
Well Depth (ft):						
<u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	02/18/2020			Screen Length (ft):		80
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-001
Well Type:	MUNICIPAL			Other Names:		WELL 07
Well Depth (ft):						
<u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	08/22/2019			Screen Length (ft):		80
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-001
Well Type:	MUNICIPAL			Other Names:		WELL 07
Well Depth (ft):						
<u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	11/19/2019			Screen Length (ft):		80
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-001
Well Type:	MUNICIPAL			Other Names:		WELL 07
Well Depth (ft):						
<u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA			RL:		UNK
Results:	8.8			Top of Screen (ft):		0
Date :	07/01/2019			Screen Length (ft):		80
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-001
Well Type:	MUNICIPAL			Other Names:		WELL 07
Well Depth (ft):						

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

Perfluorotridecanoic acid

Chemical:	PFTRIDA	RL:	UNK
Results:	1.7	Top of Screen (ft):	0
Date :	02/18/2020	Screen Length (ft):	80
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-001
Well Type:	MUNICIPAL	Other Names:	WELL 07
Well Depth (ft):			

Perfluorotridecanoic acid

Chemical:	PFTRIDA	RL:	UNK
Results:	8.7	Top of Screen (ft):	0
Date :	05/28/2019	Screen Length (ft):	80
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-001
Well Type:	MUNICIPAL	Other Names:	WELL 07
Well Depth (ft):			

Perfluorotridecanoic acid

Chemical:	PFTRIDA	RL:	UNK
Results:	1.7	Top of Screen (ft):	0
Date :	08/22/2019	Screen Length (ft):	80
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-001
Well Type:	MUNICIPAL	Other Names:	WELL 07
Well Depth (ft):			

Perfluorotridecanoic acid

Chemical:	PFTRIDA	RL:	UNK
Results:	8.8	Top of Screen (ft):	0
Date :	07/01/2019	Screen Length (ft):	80
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-001
Well Type:	MUNICIPAL	Other Names:	WELL 07
Well Depth (ft):			

Perfluorotridecanoic acid

Chemical:	PFTRIDA	RL:	UNK
Results:	1.7	Top of Screen (ft):	0
Date :	11/19/2019	Screen Length (ft):	80
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-001
Well Type:	MUNICIPAL	Other Names:	WELL 07
Well Depth (ft):			

Perfluoroundecanoic acid

Chemical:	PFUNDCA	RL:	UNK
Results:	1.7	Top of Screen (ft):	0
Date :	08/22/2019	Screen Length (ft):	80
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-001
Well Type:	MUNICIPAL	Other Names:	WELL 07
Well Depth (ft):			

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

Chemical:	PFUNDCA	RL:	UNK
Results:	8.8	Top of Screen (ft):	0
Date :	07/01/2019	Screen Length (ft):	80
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-001
Well Type:	MUNICIPAL	Other Names:	WELL 07
Well Depth (ft):			

Perfluoroundecanoic acid

Chemical:	PFUNDCA	RL:	UNK
Results:	8.7	Top of Screen (ft):	0
Date :	05/28/2019	Screen Length (ft):	80
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-001
Well Type:	MUNICIPAL	Other Names:	WELL 07
Well Depth (ft):			

Perfluoroundecanoic acid

Chemical:	PFUNDCA	RL:	UNK
Results:	1.7	Top of Screen (ft):	0
Date :	02/18/2020	Screen Length (ft):	80
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-001
Well Type:	MUNICIPAL	Other Names:	WELL 07
Well Depth (ft):			

Perfluoroundecanoic acid

Chemical:	PFUNDCA	RL:	UNK
Results:	1.7	Top of Screen (ft):	0
Date :	11/19/2019	Screen Length (ft):	80
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-001
Well Type:	MUNICIPAL	Other Names:	WELL 07
Well Depth (ft):			

23	1 of 1	W	0.20 / 1,044.55	206.07 / 0	BORDEN METAL PRODUCTS 310 W. WHITTIER BOULEVARD SANTA FE SPRINGS RD. SANTA FE SPRINGS CA 90670	HHSS
County:		Los Angeles				
Tank Details Microfiche:		http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002634b.pdf				

24	1 of 2	NE	0.21 / 1,085.82	212.44 / 6	MONTEBELLO LAND & WATER CO. LANDFILL 344 Madison MONTEBELLO CA 90640	LDS
Global ID:		L10001028759				
County:		Los Angeles				
		Latitude:		34.0133427524367		
		Longitude:		-118.093886375427		

LDS Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	CI-5668	Cal Enviroscreen:	91-95%
Loc Case No:		CUF Case:	NO

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Status:	Open - Operating				Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Status Date:	5/31/2016				Caseworker:	EC
Begin Date:					Local Agency:	
Case Type:	Land Disposal Site				File Location:	Regional Board
Potential COC:						
Potential Media of Concern:						
How Discovered:						
How Discovered Description:						
Stop Method:						
Stop Description:						
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)					
DWR GW Subbasin Name:	Coastal Plain Of Los Angeles - Central (4-011.04)					
Disadvantaged Community:	Severely Disadvantaged Community					
Site History:						

LDS Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity

Action: Site Visit / Inspection / Sampling
Date: 2019-07-03 00:00:00
Action Type: ENFORCEMENT

Action: Site Visit / Inspection / Sampling
Date: 2018-06-01 00:00:00
Action Type: ENFORCEMENT

Action: Site Visit / Inspection / Sampling
Date: 2017-02-10 00:00:00
Action Type: ENFORCEMENT

Action: Site Visit / Inspection / Sampling
Date: 2016-02-10 00:00:00
Action Type: ENFORCEMENT

Action: Letter - Notice
Date: 2015-12-11 00:00:00
Action Type: ENFORCEMENT

Action: Site Visit / Inspection / Sampling
Date: 2015-01-16 00:00:00
Action Type: ENFORCEMENT

Action: Site Visit / Inspection / Sampling
Date: 2014-05-02 00:00:00
Action Type: ENFORCEMENT

Action: Site Visit / Inspection / Sampling
Date: 2013-04-04 00:00:00
Action Type: ENFORCEMENT

Action: Monitoring Report - Annually
Date: 2013-01-04 00:00:00
Action Type: RESPONSE

Action: Waste Discharge Requirements
Date: 2012-11-28 00:00:00
Action Type: ENFORCEMENT

Action: Staff Letter
Date: 2012-10-31 00:00:00
Action Type: ENFORCEMENT

Action: Staff Letter
Date: 2012-10-17 00:00:00
Action Type: ENFORCEMENT

Action: Staff Letter
Date: 2012-07-19 00:00:00

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Action Type:		ENFORCEMENT				
Action:		Site Visit / Inspection / Sampling				
Date:		2012-01-25 00:00:00				
Action Type:		ENFORCEMENT				
Action:		Notice of Violation				
Date:		2011-04-08 00:00:00				
Action Type:		ENFORCEMENT				
Action:		Site Visit / Inspection / Sampling				
Date:		2011-01-05 00:00:00				
Action Type:		ENFORCEMENT				
Action:		Staff Letter				
Date:		2010-11-22 00:00:00				
Action Type:		ENFORCEMENT				
Action:		File review				
Date:		2010-09-30 00:00:00				
Action Type:		ENFORCEMENT				
Action:		Waste Discharge Requirements				
Date:		1997-05-17 00:00:00				
Action Type:		ENFORCEMENT				

LDS Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type:	Regional Board Caseworker	Address:	320 W. 4TH ST., SUITE 200
Contact Name:	ENRIQUE CASAS	Email:	ecasas@waterboards.ca.gov
City:	LOS ANGELES	Phone No:	
Organization Name:	LOS ANGELES RWQCB (REGION 4)		

LDS Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status:	Open - Operating
Status Date:	2016-05-31 00:00:00
Status:	Open - Verification Monitoring
Status Date:	2012-11-08 00:00:00

LDS Sites from GeoTracker Search - Regulatory Profile (as of Feb 27, 2021)

Site Facility Name:	MONTEBELLO LAND & WATER CO. LANDFILL	Address:	344 MADISON
Site Facility Type:	LAND DISPOSAL SITE	City:	MONTEBELLO
Cleanup Status:	OPEN - OPERATING	Zip:	90640
Project Status:		County:	LOS ANGELES
Potential COC:	NONE SPECIFIED	Cuf Claim No:	
WDR Place Type:		CUF Priority Assig:	
Wdr File No:		CUF Amount Paid:	
Wdr Order No:			
Designated Beneficial Use:	MUN, AGR, IND, PROC		
Designated Beneficl Use Desc:	Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply		
Project Oversight Agencies:			
Report Link:	https://geotracker.waterboards.ca.gov/profile_report?global_id=L10001028759		
Cleanup Status Detail:	OPEN - OPERATING AS OF 5/31/2016		
Cleanup History Link:	https://geotracker.waterboards.ca.gov/profile_report_include?global_id=L10001028759&tabname=regulatoryhistory		
Potential Media of Concern:	NONE SPECIFIED		
User Defined Beneficial Use:			
DWR GW Sub Basin:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
Post Closure Site Management:			
Future Land Use:			
Facility Type:	TITLE 27 - NON-MUNICIPAL SOLID WASTE LANDFILL		
Composting Method:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Gndwater Monitoring Frequen:
Cleanup Oversight Agencies:**

LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 70-029
CASEWORKER: ENRIQUE CASAS
LOS ANGELES RWQCB (REGION 4) - CASE #: CI-5668
CASEWORKER: ENRIQUE CASAS
REGIONAL BOARD

**File Location:
Site History:**

No site history available

LDS Sites from GeoTracker Search - Cleanup Status History (as of Feb 27, 2021)

Status: Open - Operating
Date: 5/31/2016

Status: Open - Verification Monitoring
Date: 11/8/2012

LDS Sites from GeoTracker Search - Regulatory Activities (as of Feb 27, 2021)

Action Type: Enforcement/Orders
Action Date: 5/17/1997
Received Issue Date: 5/17/1997
Action: Waste Discharge Requirements
Doc Link:
Title Description Comment: Waste Discharge Requirements Order No. 97-066

Action Type: Other Regulatory Actions
Action Date: 9/30/2010
Received Issue Date: 9/30/2010
Action: File review
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6329073&temptable=ENFORCEMENT
Title Description Comment: 70-029_Montebello Land & Water Co. Landfill

Action Type: Other Regulatory Actions
Action Date: 11/22/2010
Received Issue Date: 11/22/2010
Action: Staff Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6074562&temptable=ENFORCEMENT
Title Description Comment: Electronic Submittal of Information

Action Type: Other Regulatory Actions
Action Date: 1/5/2011
Received Issue Date: 1/5/2011
Action: Site Visit / Inspection / Sampling
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6308686&temptable=ENFORCEMENT
Title Description Comment: Inspection Report

Action Type: Enforcement/Orders
Action Date: 4/8/2011
Received Issue Date: 4/8/2011
Action: Notice of Violation
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6098885&temptable=ENFORCEMENT
Title Description Comment: Notice of Violation Late Reporting

Action Type: Other Regulatory Actions
Action Date: 1/25/2012
Received Issue Date: 1/25/2012
Action: Site Visit / Inspection / Sampling
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6308685&temptable=ENFORCEMENT
Title Description Comment: Inspection Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Action Type:		Other Regulatory Actions				
Action Date:		7/19/2012				
Received Issue Date:		7/19/2012				
Action:		Staff Letter				
Doc Link:		https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6130813&temptable=ENFORCEMENT				
Title Description Comment:		Tentative Order to Revise Waste Discharge Requirements				
Action Type:		Other Regulatory Actions				
Action Date:		10/17/2012				
Received Issue Date:		10/17/2012				
Action:		Staff Letter				
Doc Link:		https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6140227&temptable=ENFORCEMENT				
Title Description Comment:		Tentative Order to Revise Waste Discharge Requirements				
Action Type:		Other Regulatory Actions				
Action Date:		10/31/2012				
Received Issue Date:		10/31/2012				
Action:		Staff Letter				
Doc Link:		https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6141638&temptable=ENFORCEMENT				
Title Description Comment:		Tentative Order to Revise Waste Discharge Requirements				
Action Type:		Enforcement/Orders				
Action Date:		11/28/2012				
Received Issue Date:		11/28/2012				
Action:		Waste Discharge Requirements				
Doc Link:		https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6143967&temptable=ENFORCEMENT				
Title Description Comment:		Waste Discharge Requirements Order No. R4-2012-0172				
Action Type:		Response Requested - Reports				
Action Date:		1/4/2013				
Received Issue Date:		1/4/2013				
Action:		Monitoring Report - Annually				
Doc Link:		https://geotracker.waterboards.ca.gov/view_documents_all?global_id=L10001028759&doc_id=5909764				
Title Description Comment:		Annual 2012 Summary Waste Disposal Report				
Action Type:		Other Regulatory Actions				
Action Date:		4/4/2013				
Received Issue Date:		4/4/2013				
Action:		Site Visit / Inspection / Sampling				
Doc Link:		https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6308684&temptable=ENFORCEMENT				
Title Description Comment:		Inspection Report				
Action Type:		Other Regulatory Actions				
Action Date:		5/2/2014				
Received Issue Date:		5/2/2014				
Action:		Site Visit / Inspection / Sampling				
Doc Link:		https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6308682&temptable=ENFORCEMENT				
Title Description Comment:		Inspection Report				
Action Type:		Other Regulatory Actions				
Action Date:		1/16/2015				
Received Issue Date:		1/16/2015				
Action:		Site Visit / Inspection / Sampling				
Doc Link:		https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6308680&temptable=ENFORCEMENT				
Title Description Comment:		Inspection Report				
Action Type:		Notices				
Action Date:		12/11/2015				
Received Issue Date:		12/11/2015				
Action:		Letter - Notice				
Doc Link:		https://geotracker.waterboards.ca.gov/view_documents?				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title Description Comment:		global_id=L10001028759&enforcement_id=6308678&temptable=ENFORCEMENT El Nino Preparation				
Action Type:		Other Regulatory Actions				
Action Date:		2/10/2016				
Received Issue Date:		2/10/2016				
Action:		Site Visit / Inspection / Sampling				
Doc Link:		https://geotracker.waterboards.ca.gov/view_documents? global_id=L10001028759&enforcement_id=6308675&temptable=ENFORCEMENT				
Title Description Comment:		Inspection Report				
Action Type:		Other Regulatory Actions				
Action Date:		2/10/2017				
Received Issue Date:		2/10/2017				
Action:		Site Visit / Inspection / Sampling				
Doc Link:		https://geotracker.waterboards.ca.gov/view_documents? global_id=L10001028759&enforcement_id=6312636&temptable=ENFORCEMENT				
Title Description Comment:		Inspection Report				
Action Type:		Other Regulatory Actions				
Action Date:		6/1/2018				
Received Issue Date:		6/1/2018				
Action:		Site Visit / Inspection / Sampling				
Doc Link:		https://geotracker.waterboards.ca.gov/view_documents? global_id=L10001028759&enforcement_id=6363783&temptable=ENFORCEMENT				
Title Description Comment:		Inspection Report				
Action Type:		Other Regulatory Actions				
Action Date:		7/3/2019				
Received Issue Date:		7/3/2019				
Action:		Site Visit / Inspection / Sampling				
Doc Link:		https://geotracker.waterboards.ca.gov/view_documents? global_id=L10001028759&enforcement_id=6407943&temptable=ENFORCEMENT				
Title Description Comment:		Inspection Report				
<u>LDS Sites from GeoTracker Search - Documents (as of Feb 27, 2021)</u>						
Document Type:	Site Documents			Size:		
Document Date:	7/3/2019			Submitted By:	ENRIQUE CASAS (REGULATOR)	
Type:	SITE VISIT / INSPECTION / SAMPLING			Submitted:		
Title:	INSPECTION REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6407943					
Document Type:	Site Documents			Size:		
Document Date:	6/1/2018			Submitted By:	ENRIQUE CASAS (REGULATOR)	
Type:	SITE VISIT / INSPECTION / SAMPLING			Submitted:		
Title:	INSPECTION REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6363783					
Document Type:	Site Documents			Size:		
Document Date:	1/25/2012			Submitted By:	ENRIQUE CASAS (REGULATOR)	
Type:	SITE VISIT / INSPECTION / SAMPLING			Submitted:		
Title:	INSPECTION REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6308685					
Document Type:	Site Documents			Size:		
Document Date:	9/30/2010			Submitted By:	ENRIQUE CASAS (REGULATOR)	
Type:	FILE REVIEW			Submitted:		
Title:	70-029_MONTEBELLO LAND & WATER CO. LANDFILL					
Title Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6329073					
Document Type:	Monitoring Reports			Size:	270 KB	
Document Date:	1/7/2019			Submitted By:	MARIO GARDEA (RP)	
Type:	MONITORING REPORT - SEMI-ANNUALLY			Submitted:		
Title:	BI-ANNUAL					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6661459803/L10001028759.PDF					
Document Type:	Monitoring Reports			Size:	273 KB	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Date:	7/13/2018				Submitted By: MARIO GARDEA (RP)	
Type:	MONITORING REPORT - SEMI-ANNUALLY				Submitted:	
Title:	BI-ANNUAL					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6034979462/L10001028759.PDF					
Document Type:	Monitoring Reports				Size: 264 KB	
Document Date:	1/3/2018				Submitted By: MARIO GARDEA (RP)	
Type:	MONITORING REPORT - SEMI-ANNUALLY				Submitted:	
Title:	BI-ANNUAL 2017 REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8026526093/L10001028759.PDF					
Document Type:	Monitoring Reports				Size: 527 KB	
Document Date:	1/11/2013				Submitted By: MARIO GARDEA (RP)	
Type:	MONITORING REPORT - QUARTERLY				Submitted:	
Title:	FOURTH QUARTER 2012 WASTE DISPOSAL REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8942768156/L10001028759.PDF					
Document Type:	Monitoring Reports				Size: 1,663 KB	
Document Date:	1/25/2012				Submitted By: MARIO GARDEA (RP)	
Type:	MONITORING REPORT - QUARTERLY				Submitted:	
Title:	ANNUAL 2011 WASTE DISPOSAL REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7110257744/L10001028759.PDF					
Document Type:	Site Documents				Size:	
Document Date:	2/10/2017				Submitted By: ENRIQUE CASAS (REGULATOR)	
Type:	SITE VISIT / INSPECTION / SAMPLING				Submitted:	
Title:	INSPECTION REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6312636					
Document Type:	Site Documents				Size:	
Document Date:	12/11/2015				Submitted By: ENRIQUE CASAS (REGULATOR)	
Type:	LETTER - NOTICE				Submitted:	
Title:	EL NINO PREPARATION					
Title Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6308678					
Document Type:	Site Documents				Size:	
Document Date:	1/16/2015				Submitted By: ENRIQUE CASAS (REGULATOR)	
Type:	SITE VISIT / INSPECTION / SAMPLING				Submitted:	
Title:	INSPECTION REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6308680					
Document Type:	Site Documents				Size:	
Document Date:	10/17/2012				Submitted By: ENRIQUE CASAS (REGULATOR)	
Type:	STAFF LETTER				Submitted:	
Title:	TENTATIVE ORDER TO REVISE WASTE DISCHARGE REQUIREMENTS					
Title Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6140227					
Document Type:	Monitoring Reports				Size: 271 KB	
Document Date:	7/13/2016				Submitted By: MARIO GARDEA (RP)	
Type:	MONITORING REPORT - SEMI-ANNUALLY				Submitted:	
Title:	FIRST SEMIANNUAL 2016 WASTE DISPOSAL REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9503847122/L10001028759.PDF					
Document Type:	Monitoring Reports				Size: 279 KB	
Document Date:	7/14/2014				Submitted By: MARIO GARDEA (RP)	
Type:	MONITORING REPORT - SEMI-ANNUALLY				Submitted:	
Title:	FIRST SEMIANNUAL 2014 WASTE DISPOSAL REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3561384081/L10001028759.PDF					
Document Type:	Monitoring Reports				Size: 259 KB	
Document Date:	1/13/2014				Submitted By: MARIO GARDEA (RP)	
Type:	MONITORING REPORT - SEMI-ANNUALLY				Submitted:	
Title:	SECOND SEMIANNUAL 2013 WASTE DISPOSAL REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5620103955/L10001028759.PDF					
Document Type:	Site Documents				Size:	
Document Date:	4/4/2013				Submitted By: ENRIQUE CASAS (REGULATOR)	
Type:	SITE VISIT / INSPECTION / SAMPLING				Submitted:	
Title:	INSPECTION REPORT					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title Link:		https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6308684				
Document Type:	Site Documents			Size:		
Document Date:	7/19/2012			Submitted By:	ENRIQUE CASAS (REGULATOR)	
Type:	STAFF LETTER			Submitted:		
Title:	TENTATIVE ORDER TO REVISE WASTE DISCHARGE REQUIREMENTS					
Title Link:		https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6130813				
Document Type:	Monitoring Reports			Size:	271 KB	
Document Date:	1/10/2017			Submitted By:	MARIO GARDEA (RP)	
Type:	MONITORING REPORT - SEMI-ANNUALLY			Submitted:		
Title:	SECOND SEMIANNUAL 2016 WASTE DISPOSAL REPORT					
Title Link:		https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1014884650/L10001028759.PDF				
Document Type:	Monitoring Reports			Size:	266 KB	
Document Date:	1/5/2016			Submitted By:	MARIO GARDEA (RP)	
Type:	MONITORING REPORT - SEMI-ANNUALLY			Submitted:		
Title:	SECOND SEMIANNUAL 2015 WASTE DISPOSAL REPORT					
Title Link:		https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3794456243/L10001028759.PDF				
Document Type:	Monitoring Reports			Size:	271 KB	
Document Date:	4/15/2013			Submitted By:	MARIO GARDEA (RP)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	FIRST QUARTER 2013 WASTE DISPOSAL REPORT					
Title Link:		https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9274949550/L10001028759.PDF				
Document Type:	Site Documents			Size:	501 KB	
Document Date:	1/6/2021			Submitted By:	MARIO GARDEA (RP)	
Type:	NOTICE OF INTENT			Submitted:		
Title:	BI-ANNUAL					
Title Link:		https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6963265180/L10001028759.PDF				
Document Type:	Site Documents			Size:		
Document Date:	5/2/2014			Submitted By:	ENRIQUE CASAS (REGULATOR)	
Type:	SITE VISIT / INSPECTION / SAMPLING			Submitted:		
Title:	INSPECTION REPORT					
Title Link:		https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6308682				
Document Type:	Site Documents			Size:		
Document Date:	10/31/2012			Submitted By:	ENRIQUE CASAS (REGULATOR)	
Type:	STAFF LETTER			Submitted:		
Title:	TENTATIVE ORDER TO REVISE WASTE DISCHARGE REQUIREMENTS					
Title Link:		https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6141638				
Document Type:	Site Documents			Size:		
Document Date:	4/8/2011			Submitted By:	ENRIQUE CASAS (REGULATOR)	
Type:	NOTICE OF VIOLATION			Submitted:		
Title:	NOTICE OF VIOLATION LATE REPORTING					
Title Link:		https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6098885				
Document Type:	Site Documents			Size:		
Document Date:	11/22/2010			Submitted By:	ENRIQUE CASAS (REGULATOR)	
Type:	STAFF LETTER			Submitted:		
Title:	ELECTRONIC SUBMITTAL OF INFORMATION					
Title Link:		https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6074562				
Document Type:	Monitoring Reports			Size:	263 KB	
Document Date:	7/8/2015			Submitted By:	MARIO GARDEA (RP)	
Type:	MONITORING REPORT - SEMI-ANNUALLY			Submitted:		
Title:	FIRST SEMIANNUAL 2015 WASTE DISPOSAL REPORT					
Title Link:		https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7989904820/L10001028759.PDF				
Document Type:	Monitoring Reports			Size:	267 KB	
Document Date:	7/10/2013			Submitted By:	MARIO GARDEA (RP)	
Type:	MONITORING REPORT - SEMI-ANNUALLY			Submitted:		
Title:	FIRST SEMIANNUAL 2013 WASTE DISPOSAL REPORT					
Title Link:		https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5612710177/L10001028759.PDF				
Document Type:	Monitoring Reports			Size:	201 KB	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Date:	1/4/2013				Submitted By: ENRIQUE CASAS (REGULATOR)	
Type:	MONITORING REPORT - ANNUALLY				Submitted:	
Title:	ANNUAL 2012 SUMMARY WASTE DISPOSAL REPORT - ANNUAL 2012 SUMMARY WASTE DISPOSAL REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/regulators/deliverable_documents/8839659750/Annual%202012%20Summary%20Waste%20Disposal%20Report%2Epdf					
Document Type:	Monitoring Reports			Size:	269 KB	
Document Date:	7/24/2012			Submitted By:	MARIO GARDEA (RP)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	SECOND QUARTER 2012 WASTE DISPOSAL REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2541014909/L10001028759.PDF					
Document Type:	Monitoring Reports			Size:	803 KB	
Document Date:	1/12/2012			Submitted By:	MARIO GARDEA (RP)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	THIRD QUARTER 2011 WASTE DISPOSAL REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1696141064/L10001028759.PDF					
Document Type:	Site Documents			Size:	178 KB	
Document Date:	12/7/2012			Submitted By:	MARIO GARDEA (RP)	
Type:	CORRESPONDENCE			Submitted:		
Title:	DELEGATING RESPONSIBILITY LETTER					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8633771777/L10001028759.PDF					
Document Type:	Monitoring Reports			Size:	258 KB	
Document Date:	10/12/2012			Submitted By:	MARIO GARDEA (RP)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	THIRD QUARTER 2012 WASTE DISPOSAL REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2781766772/L10001028759.PDF					
Document Type:	Monitoring Reports			Size:	84 KB	
Document Date:	4/13/2012			Submitted By:	MARIO GARDEA (RP)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	FIRST QUARTER 2012 WASTE DISPOSAL REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3095336854/L10001028759.PDF					
Document Type:	Site Documents			Size:		
Document Date:	1/5/2011			Submitted By:	ENRIQUE CASAS (REGULATOR)	
Type:	SITE VISIT / INSPECTION / SAMPLING			Submitted:		
Title:	INSPECTION REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6308686					
Document Type:	Monitoring Reports			Size:	274 KB	
Document Date:	7/6/2017			Submitted By:	MARIO GARDEA (RP)	
Type:	MONITORING REPORT - SEMI-ANNUALLY			Submitted:		
Title:	BI-ANNUAL 2017 REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8904578864/L10001028759.PDF					
Document Type:	Site Documents			Size:		
Document Date:	2/10/2016			Submitted By:	ENRIQUE CASAS (REGULATOR)	
Type:	SITE VISIT / INSPECTION / SAMPLING			Submitted:		
Title:	INSPECTION REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6308675					
Document Type:	Site Documents			Size:	254 KB	
Document Date:	7/1/2020			Submitted By:	MARIO GARDEA (RP)	
Type:	NOTICE OF INTENT			Submitted:		
Title:	BI-ANNUAL					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1240450382/L10001028759.PDF					
Document Type:	Site Documents			Size:		
Document Date:	11/28/2012			Submitted By:	ENRIQUE CASAS (REGULATOR)	
Type:	WASTE DISCHARGE REQUIREMENTS			Submitted:		
Title:	WASTE DISCHARGE REQUIREMENTS ORDER NO. R4-2012-0172					
Title Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=L10001028759&enforcement_id=6143967					
Document Type:	Monitoring Reports			Size:	278 KB	
Document Date:	1/19/2015			Submitted By:	MARIO GARDEA (RP)	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Type:	MONITORING REPORT - SEMI-ANNUALLY			Submitted:		
Title:	SECOND SEMIANNUAL 2014 WASTE DISPOSAL REPORT					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8718528509/L10001028759.PDF					
Document Type:	Monitoring Reports			Size:	267 KB	
Document Date:	1/10/2020			Submitted By:	MARIO GARDEA (RP)	
Type:	MONITORING REPORT - SEMI-ANNUALLY			Submitted:		
Title:	BI-ANNUAL					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6513338565/L10001028759.PDF					
Document Type:	Monitoring Reports			Size:	263 KB	
Document Date:	7/8/2019			Submitted By:	MARIO GARDEA (RP)	
Type:	MONITORING REPORT - SEMI-ANNUALLY			Submitted:		
Title:	BI-ANNUAL					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2361337482/L10001028759.PDF					

24	2 of 2	NE	0.21 / 1,085.82	212.44 / 6	MONTEBELLO LAND & WATER CO 344 EMADISON MONTEBELLO CA 90640	EMISSIONS
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1993 Criteria Data

Facility ID:	52348	CERR Code:	
Facility SIC Code:	4941	TOGT:	6.1
CO:	19	ROGT:	.55754
Air Basin:	SC	COT:	1.9
District:	SC	NOXT:	15.3
COID:	LA	SOXT:	0
DISN:	SOUTH COAST AQMD	PMT:	
CHAPIS:		PM10T:	

1993 Toxic Data

Facility ID:	52348	COID:	LA
Facility SIC Code:	4941	DISN:	SOUTH COAST AQMD
CO:	19	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:	52348	CERR Code:	
Facility SIC Code:	4941	TOGT:	6.1
CO:	19	ROGT:	.55754
Air Basin:	SC	COT:	1.9
District:	SC	NOXT:	15.3
COID:	LA	SOXT:	0
DISN:	SOUTH COAST AQMD	PMT:	
CHAPIS:		PM10T:	

1995 Toxic Data

Facility ID:	52348	COID:	LA
Facility SIC Code:	4941	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
TS: Health Risk Asmt: Non-Cancer Chronic Haz Ind: Non-Cancer Acute Haz Ind:						
<u>1997 Criteria Data</u>						
Facility ID:	52348				CERR Code:	
Facility SIC Code:	4941				TOGT:	3.981
CO:	19				ROGT:	.3638634
Air Basin:	SC				COT:	5.184
District:	SC				NOXT:	.039
COID:	LA				SOXT:	
DISN:	SOUTH COAST AQMD				PMT:	
CHAPIS:					PM10T:	
<u>1997 Toxic Data</u>						
Facility ID:	52348				COID:	LA
Facility SIC Code:	4941				DISN:	SOUTH COAST AQMD
CO:	19				CHAPIS:	
Air Basin:	SC				CERR Code:	
District:	SC					
TS: Health Risk Asmt: Non-Cancer Chronic Haz Ind: Non-Cancer Acute Haz Ind:						
<u>1998 Criteria Data</u>						
Facility ID:	52348				CERR Code:	
Facility SIC Code:	4941				TOGT:	4.917
CO:	19				ROGT:	.4494138
Air Basin:	SC				COT:	5.184
District:	SC				NOXT:	.039
COID:	LA				SOXT:	
DISN:	SOUTH COAST AQMD				PMT:	
CHAPIS:					PM10T:	
<u>1998 Toxic Data</u>						
Facility ID:	52348				COID:	LA
Facility SIC Code:	4941				DISN:	SOUTH COAST AQMD
CO:	19				CHAPIS:	
Air Basin:	SC				CERR Code:	
District:	SC					
TS: Health Risk Asmt: Non-Cancer Chronic Haz Ind: Non-Cancer Acute Haz Ind:						
<u>1999 Criteria Data</u>						
Facility ID:	52348				CERR Code:	
Facility SIC Code:	4941				TOGT:	3.981
CO:	19				ROGT:	.3638634
Air Basin:	SC				COT:	5.184
District:	SC				NOXT:	.039
COID:	LA				SOXT:	
DISN:	SOUTH COAST AQMD				PMT:	
CHAPIS:					PM10T:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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1999 Toxic Data

Facility ID:	52348	COID:	LA
Facility SIC Code:	4941	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

25	1 of 1	WNW	0.21 / 1,094.69	207.01 / 1	SAM LAY 201 N. 3RD STREET MONTEBELLO CA 90640	RCRA NON GEN
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EPA Handler ID:	CAC003111277
Gen Status Universe:	No Report
Contact Name:	SAM LAY
Contact Address:	201 N. 3RD STREET , , MONTEBELLO , CA, 90640 ,
Contact Phone No and Ext:	626-543-4654
Contact Email:	KARLA@SUPERIORENV.COM
Contact Country:	
County Name:	LOS ANGELES
EPA Region:	09
Land Type:	
Receive Date:	20210323
Location Latitude:	
Location Longitude:	

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20210323
Handler Name:	SAM LAY
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

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

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type:	Local Agency Caseworker	Address:	900 S FREMONT AVE
Contact Name:	JOHN AWUJO	Email:	jawujo@dpw.lacounty.gov
City:	ALHAMBRA	Phone No:	6264583507
Organization Name:	LOS ANGELES COUNTY		
Contact Type:	Regional Board Caseworker	Address:	320 W. 4TH ST., SUITE 200
Contact Name:	YUE RONG	Email:	yrong@waterboards.ca.gov
City:	Los Angeles	Phone No:	
Organization Name:	LOS ANGELES RWQCB (REGION 4)		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status:	Completed - Case Closed
Status Date:	9/10/1996
Status:	Open - Site Assessment
Status Date:	1/31/1994
Status:	Open - Case Begin Date
Status Date:	1/12/1994

LUST Sites from GeoTracker Search - Regulatory Profile

Site Facility Name:	UNOCAL #0854 (FORMER)	Potential COC:	GASOLINE
Site Facility Type:	LUST CLEANUP SITE	Facility Type:	
Cleanup Status:	COMPLETED - CASE CLOSED	Composting Method:	
Project Status:		Address:	318 WHITTIER BLVD W
WDR Place Type:		City:	MONTEBELLO
WDR File:		Zip:	90640
WDR Order:		County:	LOS ANGELES
CUF Priority Assig:	D	CUF Claim:	9597
CUF Amount Paid:			
File Location:			
Designated Beneficial Use:	MUN, AGR, IND, PROC		
Project Oversight Agencies:			
Report Link:	https://geotracker.waterboards.ca.gov/profile_report?global_id=T0603703551		
Cleanup Status Detail:	COMPLETED - CASE CLOSED AS OF 9/10/1996		
Cleanup History Link:	https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603703551&tabname=regulatoryhistory		
Potential Media of Concern:	SOIL		
User Defined Beneficial Use:			
DWR GW Sub Basin:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
Post Closure Site Management:			
Future Land Use:			
Cleanup Oversight Agencies:	LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: I-09995 CASEWORKER: YUE RONG LOS ANGELES COUNTY CASEWORKER: JOHN AWUJO		
Gndwater Monitoring Freque:			
Designated Beneficial Use Desc:	Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply		
Site History:			

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History

Status:	Completed - Case Closed
Date :	9/10/1996

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Status:		Open - Site Assessment				
Date :		1/31/1994				
Status:		Open - Case Begin Date				
Date :		1/12/1994				
<u>LUST Sites from GeoTracker Search - Regulatory Activities (as of May 29, 2021)</u>						
Action Type:		Leak Action				
Action Date:		1/31/1994				
Received Issue Date:						
Action:		Leak Reported				
Doc Link:						
Title Description Comments:						
Action Type:		Leak Action				
Action Date:		1/12/1994				
Received Issue Date:						
Action:		Leak Discovery				
Doc Link:						
Title Description Comments:						
<u>LUST Sites from GeoTracker Search - Documents (as of May 29, 2021)</u>						
Document Type:	Site Documents		Size :	571 KB		
Document Date:	*		Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)		
Type:	SITE INVESTIGATION		Submitted:			
Title:	1993.1.19_SOW_UNOCAL					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3955190837/T0603703551.PDF					
Document Type:	Site Documents		Size :	1,973 KB		
Document Date:	12/9/1998*		Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)		
Type:	OTHER REPORT / DOCUMENT		Submitted:			
Title:	1998_12_09_CONFIRMATION BORING RPT.-ALTON GEOSCIENCE					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8603587269/T0603703551.PDF					
Document Type:	Site Documents		Size :	1,973 KB		
Document Date:	12/9/1998*		Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)		
Type:	STATUS / PROGRESS REPORTS		Submitted:			
Title:	1998_12_09_CONFIRMATION BORING RPT.-ALTON GEOSCIENCE					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9043240487/T0603703551.PDF					
Document Type:	Site Documents		Size :	582 KB		
Document Date:	11/24/1998*		Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)		
Type:	TECHNICAL MEMOS		Submitted:			
Title:	1998.11.24_CJR_TPS					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7385340809/T0603703551.PDF					
Document Type:	Site Documents		Size :	582 KB		
Document Date:	11/24/1998*		Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)		
Type:	OTHER REPORT / DOCUMENT		Submitted:			
Title:	1998.11.24_CJR_TPS					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6405846357/T0603703551.PDF					
Document Type:	Site Documents		Size :	4,948 KB		
Document Date:	10/10/1997*		Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)		
Type:	SITE ASSESSMENT REPORT		Submitted:			
Title:	1997_10_10_PHASE I ENVIRO SITE ASSESS-PHR ENVIRO					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1491644084/T0603703551.PDF					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:	Site Documents			Size :	4,948 KB	
Document Date:	10/10/1997*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	SITE ASSESSMENT REPORT			Submitted:		
Title:	1997_10_10_PHASE I ENVIRO SITE ASSESS-PHR ENVIRO					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9694069921/T0603703551.PDF					
Document Type:	Site Documents			Size :	169 KB	
Document Date:	10/31/1996*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	STATUS / PROGRESS REPORTS			Submitted:		
Title:	1996.10.31_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7477544963/T0603703551.PDF					
Document Type:	Monitoring Reports			Size :	169 KB	
Document Date:	10/31/1996*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	1996.10.31_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8334237158/T0603703551.PDF					
Document Type:	Site Documents			Size :	268 KB	
Document Date:	10/22/1996*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	WELL DESTRUCTION REPORT			Submitted:		
Title:	1996_10_22_WELL ABANDONMENT RPT.-ALTON GEOSCIENCE					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7463243961/T0603703551.PDF					
Document Type:	Site Documents			Size :	268 KB	
Document Date:	10/22/1996*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	WELL DESTRUCTION REPORT			Submitted:		
Title:	1996_10_22_WELL ABANDONMENT RPT.-ALTON GEOSCIENCE					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3403951823/T0603703551.PDF					
Document Type:	Site Documents			Size :	448 KB	
Document Date:	10/22/1996*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	WELL DESTRUCTION REPORT			Submitted:		
Title:	1996.10.22_WAR_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5755362391/T0603703551.PDF					
Document Type:	Site Documents			Size :	362 KB	
Document Date:	10/10/1996*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	CORRESPONDENCE			Submitted:		
Title:	1996.10.10_SITEHISTORY					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3765814006/T0603703551.PDF					
Document Type:	Site Documents			Size :	362 KB	
Document Date:	10/10/1996*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	1996.10.10_SITEHISTORY					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5780431926/T0603703551.PDF					
Document Type:	Site Documents			Size :	349 KB	
Document Date:	9/16/1996*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	1996.09.16_WELLREPORT_AG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7246557414/T0603703551.PDF					
Document Type:	Site Documents			Size :	349 KB	
Document Date:	9/16/1996*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	WELL DESTRUCTION WORKPLAN			Submitted:		
Title:	1996.09.16_WELLREPORT_AG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3749315738/T0603703551.PDF					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Type:	CORRESPONDENCE			Submitted:		
Title:	1996_09_10_CRWQCB-UST- CASE CLOSURE					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6960775554/T0603703551.PDF					
Document Type:	Site Documents			Size :	74 KB	
Document Date:	9/10/1996*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	CORRESPONDENCE			Submitted:		
Title:	1996.9.10_CRWQCB					
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Document Type:	Site Documents			Size :	46 KB	
Document Date:	9/10/1996*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	CLOSURE REPORT			Submitted:		
Title:	1996_09_10_CRWQCB-UST- CASE CLOSURE					
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Document Type:	Site Documents			Size :	74 KB	
Document Date:	9/10/1996*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	CORRESPONDENCE			Submitted:		
Title:	1996.9.10_CRWQCB					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2005117595/T0603703551.PDF					
Document Type:	Monitoring Reports			Size :	179 KB	
Document Date:	8/9/1996*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	1996.8.9_Q2SR_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8547556996/T0603703551.PDF					
Document Type:	Site Documents			Size :	175 KB	
Document Date:	8/9/1996*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	1996.8.9_Q2SR_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1070654749/T0603703551.PDF					
Document Type:	Site Documents			Size :	165 KB	
Document Date:	5/3/1996*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	1996.5.3_Q1SR_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1155462443/T0603703551.PDF					
Document Type:	Monitoring Reports			Size :	169 KB	
Document Date:	5/3/1996*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	1996.5.3_Q1SR_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2307766258/T0603703551.PDF					
Document Type:	Site Documents			Size :	1,354 KB	
Document Date:	4/18/1995*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	STATUS / PROGRESS REPORTS			Submitted:		
Title:	1995.4.18_VESS_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9567968547/T0603703551.PDF					
Document Type:	Site Documents			Size :	1,354 KB	
Document Date:	4/18/1995*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	STATUS / PROGRESS REPORTS			Submitted:		
Title:	1995.4.18_VESS_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3948305606/T0603703551.PDF					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Type:	STATUS / PROGRESS REPORTS			Submitted:		
Title:	1995.3.2_VESS_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6249804019/T0603703551.PDF					
Document Type:	Site Documents			Size :	289 KB	
Document Date:	2/27/1995*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	1995.2.27_QSR_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2540982186/T0603703551.PDF					
Document Type:	Monitoring Reports			Size :	289 KB	
Document Date:	2/27/1995*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	1995.2.27_QSR_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7199809193/T0603703551.PDF					
Document Type:	Site Documents			Size :	814 KB	
Document Date:	1/12/1995*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	STATUS / PROGRESS REPORTS			Submitted:		
Title:	1995.1.12_VESS_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4976981043/T0603703551.PDF					
Document Type:	Site Documents			Size :	141 KB	
Document Date:	12/19/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	STATUS / PROGRESS REPORTS			Submitted:		
Title:	1994.12.19_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1137808680/T0603703551.PDF					
Document Type:	Site Documents			Size :	141 KB	
Document Date:	12/19/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	CORRESPONDENCE			Submitted:		
Title:	1994.12.19_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5931469261/T0603703551.PDF					
Document Type:	Site Documents			Size :	907 KB	
Document Date:	12/5/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	1994.12.05_VAPORREPORT_AG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4670708715/T0603703551.PDF					
Document Type:	Site Documents			Size :	154 KB	
Document Date:	11/15/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	1994.11.15_LR_FEL					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8364998877/T0603703551.PDF					
Document Type:	Monitoring Reports			Size :	219 KB	
Document Date:	10/31/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	1994.10.31_3Q94 SITE QTRLY RPT.-ALTON GEOSCIENCE					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1135687053/T0603703551.PDF					
Document Type:	Site Documents			Size :	601 KB	
Document Date:	10/31/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	1994.10.31_QSR_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2554159343/T0603703551.PDF					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:	Monitoring Reports			Size :	219 KB	
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Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	1994.10.31_3Q94 SITE QTRLY RPT.-ALTON GEOSCIENCE					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2739497303/T0603703551.PDF					
Document Type:	Site Documents			Size :	214 KB	
Document Date:	10/27/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	SITE ASSESSMENT REPORT			Submitted:		
Title:	1994.10.27_SITEASSESSMENT_AG					
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Document Type:	Site Documents			Size :	344 KB	
Document Date:	10/20/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	1994.10.20_LR_FEL					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3522997379/T0603703551.PDF					
Document Type:	Site Documents			Size :	346 KB	
Document Date:	10/14/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	1994.10.14_LR_FEL					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2928225040/T0603703551.PDF					
Document Type:	Site Documents			Size :	1,385 KB	
Document Date:	9/23/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	SITE ASSESSMENT REPORT			Submitted:		
Title:	1994.9.23_SSAR_AALONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5374880313/T0603703551.PDF					
Document Type:	Site Documents			Size :	1,377 KB	
Document Date:	9/23/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	SITE ASSESSMENT REPORT			Submitted:		
Title:	1994.9.23_SSAR_AALONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9065462589/T0603703551.PDF					
Document Type:	Site Documents			Size :	362 KB	
Document Date:	9/21/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	STATUS / PROGRESS REPORTS			Submitted:		
Title:	1994.9.21_VESS_ALONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6072199940/T0603703551.PDF					
Document Type:	Site Documents			Size :	362 KB	
Document Date:	9/21/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	STATUS / PROGRESS REPORTS			Submitted:		
Title:	1994.9.21_VESS_ALONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9055162906/T0603703551.PDF					
Document Type:	Site Documents			Size :	99 KB	
Document Date:	9/1/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	1994.9.1_LR_FEL					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5726992130/T0603703551.PDF					
Document Type:	Site Documents			Size :	131 KB	
Document Date:	7/31/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	1994.07.31_2Q94 SITE QTRLY RPT.-ALTON GEOSCIENCE					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6595480144/T0603703551.PDF					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:	Monitoring Reports			Size :	144 KB	
Document Date:	7/31/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	1994.7.31_QSR_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4675735712/T0603703551.PDF					
Document Type:	Monitoring Reports			Size :	144 KB	
Document Date:	7/31/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	1994.7.31_QSR_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9087761938/T0603703551.PDF					
Document Type:	Site Documents			Size :	339 KB	
Document Date:	6/29/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	1994.6.29_LR_FEL					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5786318302/T0603703551.PDF					
Document Type:	Site Documents			Size :	907 KB	
Document Date:	6/1/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	STATUS / PROGRESS REPORTS			Submitted:		
Title:	1994.12.05_VAPORREPORT_AG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2909292399/T0603703551.PDF					
Document Type:	Site Documents			Size :	665 KB	
Document Date:	6/1/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	1994.06.01_VAPORREPORT_AG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1994936466/T0603703551.PDF					
Document Type:	Site Documents			Size :	665 KB	
Document Date:	6/1/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	CORRESPONDENCE			Submitted:		
Title:	1994.06.01_VAPORREPORT_AG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5814333438/T0603703551.PDF					
Document Type:	Site Documents			Size :	158 KB	
Document Date:	4/29/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	1994.04.29_1Q94 SITE QTRLY RPT.-ALTON GEOSCIENCE					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3117976307/T0603703551.PDF					
Document Type:	Monitoring Reports			Size :	128 KB	
Document Date:	4/29/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	1994.04.29_1Q94 SITE QTRLY RPT.-ALTON GEOSCIENCE					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8547725975/T0603703551.PDF					
Document Type:	Site Documents			Size :	12,153 KB	
Document Date:	1/25/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	SITE ASSESSMENT REPORT			Submitted:		
Title:	1994.1.25_SSAR_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5317333519/T0603703551.PDF					
Document Type:	Site Documents			Size :	12,153 KB	
Document Date:	1/25/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	SITE ASSESSMENT REPORT			Submitted:		
Title:	1994.1.25_SSAR_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5820063710/T0603703551.PDF					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Type:	SITE ASSESSMENT REPORT			Submitted:		
Title:	1994.01.25_SUPPLEMENTARY SITE ASSESS. RPT.-ALTON GEOSCIENCE (2)					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4488638758/T0603703551.PDF					
Document Type:	Monitoring Reports			Size :	143 KB	
Document Date:	1/15/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	1994.01.15_4Q93 SITE QTRLY RPT.-ALTON GEOSCIENCE					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6871923625/T0603703551.PDF					
Document Type:	Site Documents			Size :	160 KB	
Document Date:	1/15/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	1994.1.15_QSR_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7731582880/T0603703551.PDF					
Document Type:	Monitoring Reports			Size :	160 KB	
Document Date:	1/15/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	1994.1.15_QSR_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5300466716/T0603703551.PDF					
Document Type:	Site Documents			Size :	143 KB	
Document Date:	1/15/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	1994.01.15_4Q93 SITE QTRLY RPT.-ALTON GEOSCIENCE					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1879082739/T0603703551.PDF					
Document Type:	Site Documents			Size :	814 KB	
Document Date:	1/12/1994*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	STATUS / PROGRESS REPORTS			Submitted:		
Title:	1995.1.12_VESS_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2043688297/T0603703551.PDF					
Document Type:	Site Documents			Size :	164 KB	
Document Date:	10/29/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	1993.10.29_QSR_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3992544353/T0603703551.PDF					
Document Type:	Monitoring Reports			Size :	96 KB	
Document Date:	10/29/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	1993_10_29_3Q93 SITE QTRLY RPT.-ALTON GEOSCIENCE					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4251959025/T0603703551.PDF					
Document Type:	Monitoring Reports			Size :	96 KB	
Document Date:	10/29/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	1993_10_29_3Q93 SITE QTRLY RPT.-ALTON GEOSCIENCE					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9183665394/T0603703551.PDF					
Document Type:	Monitoring Reports			Size :	96 KB	
Document Date:	10/29/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	1993_10_29_3Q93 SITE QTRLY RPT.-ALTON GEOSCIENCE					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7161251366/T0603703551.PDF					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Document Date:	8/4/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	CLOSURE REPORT			Submitted:		
Title:	1993.8.4_TCR_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1257393896/T0603703551.PDF					
Document Type:	Site Documents			Size :	2,342 KB	
Document Date:	8/4/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	CLOSURE REPORT			Submitted:		
Title:	1993_08_04_TANK CLOSURE RPT.-ALTON GEOSCIENCE					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5832953333/T0603703551.PDF					
Document Type:	Site Documents			Size :	2,342 KB	
Document Date:	8/4/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	TANK REMOVAL REPORT / UST SAMPLING REPORT			Submitted:		
Title:	1993_08_04_TANK CLOSURE RPT.-ALTON GEOSCIENCE					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4930995106/T0603703551.PDF					
Document Type:	Site Documents			Size :	2,342 KB	
Document Date:	8/4/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	CLOSURE REPORT			Submitted:		
Title:	1993_08_04_TANK CLOSURE RPT.-ALTON GEOSCIENCE					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7347063541/T0603703551.PDF					
Document Type:	Monitoring Reports			Size :	1,528 KB	
Document Date:	7/29/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:	1993_07_29_2Q93 SITE QTRLY RPT.-ALTON GEOSCIENCE					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9354284465/T0603703551.PDF					
Document Type:	Site Documents			Size :	1,528 KB	
Document Date:	7/29/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:	1993_07_29_2Q93 SITE QTRLY RPT.-ALTON GEOSCIENCE					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1272716820/T0603703551.PDF					
Document Type:	Site Documents			Size :	94 KB	
Document Date:	6/30/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	TANK REMOVAL REPORT / UST SAMPLING REPORT			Submitted:		
Title:	1993.6.30_TCR_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6774820148/T0603703551.PDF					
Document Type:	Site Documents			Size :	94 KB	
Document Date:	6/30/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	CLOSURE REPORT			Submitted:		
Title:	1993.6.30_TCR_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8398043155/T0603703551.PDF					
Document Type:	Site Documents			Size :	94 KB	
Document Date:	6/30/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	CLOSURE REPORT			Submitted:		
Title:	1993.6.30_TCR_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7301882266/T0603703551.PDF					
Document Type:	Site Documents			Size :	1,489 KB	
Document Date:	4/20/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	TANK REMOVAL REPORT / UST SAMPLING			Submitted:		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
	REPORT					
Title:		1993.4.20_LR_NCE				
Title Link:		https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6444773793/T0603703551.PDF				
Document Type:	Site Documents			Size :	1,489 KB	
Document Date:	4/20/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	TANK REMOVAL REPORT / UST SAMPLING REPORT			Submitted:		
Title:		1993.4.20_LR_NCE				
Title Link:		https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7313417911/T0603703551.PDF				
Document Type:	Site Documents			Size :	1,489 KB	
Document Date:	4/20/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	TECHNICAL MEMOS			Submitted:		
Title:		1993.4.20_LR_NCE				
Title Link:		https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2344320476/T0603703551.PDF				
Document Type:	Monitoring Reports			Size :	58 KB	
Document Date:	4/15/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	MONITORING REPORT - QUARTERLY			Submitted:		
Title:		1993_04_15_1Q93 SITE QTRLY RPT.ALTON GEOSCIENCE				
Title Link:		https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3299307048/T0603703551.PDF				
Document Type:	Site Documents			Size :	58 KB	
Document Date:	4/15/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT			Submitted:		
Title:		1993_04_15_1Q93 SITE QTRLY RPT.ALTON GEOSCIENCE				
Title Link:		https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2094662606/T0603703551.PDF				
Document Type:	Site Documents			Size :	635 KB	
Document Date:	4/5/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	CORRESPONDENCE			Submitted:		
Title:		1993.4.5_ALTONG				
Title Link:		https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8127879261/T0603703551.PDF				
Document Type:	Site Documents			Size :	635 KB	
Document Date:	4/5/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	CORRESPONDENCE			Submitted:		
Title:		1993.4.5_ALTONG				
Title Link:		https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3831981956/T0603703551.PDF				
Document Type:	Site Documents			Size :	635 KB	
Document Date:	4/5/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	CORRESPONDENCE			Submitted:		
Title:		1993.4.5_ALTONG				
Title Link:		https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4015374243/T0603703551.PDF				
Document Type:	Site Documents			Size :	110 KB	
Document Date:	2/10/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	FINANCIAL ASSURANCE DOCUMENTS			Submitted:		
Title:		1993.2.10_ALTONG				
Title Link:		https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7248754680/T0603703551.PDF				
Document Type:	Site Documents			Size :	110 KB	
Document Date:	2/10/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	CORRESPONDENCE			Submitted:		
Title:		1993.2.10_ALTONG				
Title Link:		https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2017008900/T0603703551.PDF				
Document Type:	Site Documents			Size :	110 KB	
Document Date:	2/10/1993*			Submitted By:	ANTEA GROUP REIMBURSEMENT	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
						(CONTRACTOR)
Type:	CORRESPONDENCE			Submitted:		
Title:	1993.2.10_ALTONG					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3934350073/T0603703551.PDF					
Document Type:	Site Documents			Size :		571 KB
Document Date:	1/19/1993*			Submitted By:		ANTEA GROUP REIMBURSEMENT (CONTRACTOR)
Type:	SITE INVESTIGATION			Submitted:		
Title:	1993.1.19_SOW_UNOCAL					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4764864444/T0603703551.PDF					
Document Type:	Site Documents			Size :		571 KB
Document Date:	1/19/1993*			Submitted By:		ANTEA GROUP REIMBURSEMENT (CONTRACTOR)
Type:	SITE ASSESSMENT REPORT			Submitted:		
Title:	1993.1.19_SOW_UNOCAL					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4423757731/T0603703551.PDF					
Document Type:	Site Documents			Size :		39 KB
Document Date:	8/5/1992*			Submitted By:		ANTEA GROUP REIMBURSEMENT (CONTRACTOR)
Type:	STATUS / PROGRESS REPORTS			Submitted:		
Title:	1992.8.5_PSR_ITC					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3482400000/T0603703551.PDF					
Document Type:	Site Documents			Size :		39 KB
Document Date:	8/5/1992*			Submitted By:		ANTEA GROUP REIMBURSEMENT (CONTRACTOR)
Type:	STATUS / PROGRESS REPORTS			Submitted:		
Title:	1992.8.5_PSR_ITC					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4113289892/T0603703551.PDF					
Document Type:	Site Documents			Size :		10,544 KB
Document Date:	7/9/1992*			Submitted By:		ANTEA GROUP REIMBURSEMENT (CONTRACTOR)
Type:	SITE ASSESSMENT REPORT			Submitted:		
Title:	1992_07_09_PHASE I ENVIRO SITE ASSESSMENT-IT					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4155999243/T0603703551.PDF					
Document Type:	Site Documents			Size :		10,544 KB
Document Date:	7/9/1992*			Submitted By:		ANTEA GROUP REIMBURSEMENT (CONTRACTOR)
Type:	PHASE I ASSESSMENT REPORT			Submitted:		
Title:	1992_07_09_PHASE I ENVIRO SITE ASSESSMENT-IT					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2337158441/T0603703551.PDF					
Document Type:	Site Documents			Size :		137 KB
Document Date:	4/30/1992*			Submitted By:		ANTEA GROUP REIMBURSEMENT (CONTRACTOR)
Type:	CORRESPONDENCE			Submitted:		
Title:	1992.4.30_UNOCAL					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7489416956/T0603703551.PDF					
Document Type:	Site Documents			Size :		137 KB
Document Date:	4/30/1992*			Submitted By:		ANTEA GROUP REIMBURSEMENT (CONTRACTOR)
Type:	CORRESPONDENCE			Submitted:		
Title:	1992.4.30_UNOCAL					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8433748722/T0603703551.PDF					
Document Type:	Site Documents			Size :		137 KB
Document Date:	4/30/1992*			Submitted By:		ANTEA GROUP REIMBURSEMENT (CONTRACTOR)
Type:	CORRESPONDENCE			Submitted:		
Title:	1992.4.30_UNOCAL					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2679848730/T0603703551.PDF					
Document Type:	Site Documents			Size :		495 KB
Document Date:	4/20/1992*			Submitted By:		ANTEA GROUP REIMBURSEMENT

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
						(CONTRACTOR)
Type:	PHASE I ASSESSMENT REPORT		Submitted:			
Title:	1992.4.20_APP1_ITC					
Title Link:	https://geotracker.waterboards.ca.gov/es/uploads/geo_report/5678102970/T0603703551.PDF					
Document Type:	Site Documents		Size :		495 KB	
Document Date:	4/20/1992*		Submitted By:		ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	PHASE I ASSESSMENT REPORT		Submitted:			
Title:	1992.4.20_APP1_ITC					
Title Link:	https://geotracker.waterboards.ca.gov/es/uploads/geo_report/3443365275/T0603703551.PDF					
Document Type:	Site Documents		Size :		98 KB	
Document Date:	3/4/1992*		Submitted By:		ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT		Submitted:			
Title:	1992.3.4_COLA					
Title Link:	https://geotracker.waterboards.ca.gov/es/uploads/geo_report/6497645497/T0603703551.PDF					
Document Type:	Site Documents		Size :		98 KB	
Document Date:	3/4/1992*		Submitted By:		ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	CORRESPONDENCE		Submitted:			
Title:	1992.3.4_COLA					
Title Link:	https://geotracker.waterboards.ca.gov/es/uploads/geo_report/5679576039/T0603703551.PDF					
Document Type:	Site Documents		Size :		98 KB	
Document Date:	3/4/1992*		Submitted By:		ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	CORRESPONDENCE		Submitted:			
Title:	1992.3.4_COLA					
Title Link:	https://geotracker.waterboards.ca.gov/es/uploads/geo_report/4431391835/T0603703551.PDF					
Document Type:	Site Documents		Size :		1,060 KB	
Document Date:	6/20/1988*		Submitted By:		ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	OTHER REPORT / DOCUMENT		Submitted:			
Title:	1988_06_20_LAB RESULTS-BC					
Title Link:	https://geotracker.waterboards.ca.gov/es/uploads/geo_report/8933489322/T0603703551.PDF					
Document Type:	Site Documents		Size :		1,060 KB	
Document Date:	6/20/1988*		Submitted By:		ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	STATUS / PROGRESS REPORTS		Submitted:			
Title:	1988_06_20_LAB RESULTS-BC					
Title Link:	https://geotracker.waterboards.ca.gov/es/uploads/geo_report/4326940715/T0603703551.PDF					
Document Type:	Site Documents		Size :		8,125 KB	
Document Date:	6/13/1988*		Submitted By:		ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	SITE ASSESSMENT REPORT		Submitted:			
Title:	1988_06_13_SITE ASSESSMENT REPORTS-BC					
Title Link:	https://geotracker.waterboards.ca.gov/es/uploads/geo_report/6945782005/T0603703551.PDF					
Document Type:	Site Documents		Size :		3,980 KB	
Document Date:	6/13/1988*		Submitted By:		ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	SITE ASSESSMENT REPORT		Submitted:			
Title:	1988.6.13_SAR_BC					
Title Link:	https://geotracker.waterboards.ca.gov/es/uploads/geo_report/2341332495/T0603703551.PDF					
Document Type:	Site Documents		Size :		8,125 KB	
Document Date:	6/13/1988*		Submitted By:		ANTEA GROUP REIMBURSEMENT (CONTRACTOR)	
Type:	SITE ASSESSMENT REPORT		Submitted:			
Title:	1988_06_13_SITE ASSESSMENT REPORTS-BC					
Title Link:	https://geotracker.waterboards.ca.gov/es/uploads/geo_report/4257296085/T0603703551.PDF					
Document Type:	Site Documents		Size :		431 KB	
Document Date:	3/3/1988*		Submitted By:		ANTEA GROUP REIMBURSEMENT	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Type: SITE ASSESSMENT REPORT Title: 1988_03_03_WP PHASE II SITE ASSESSMENT-BC Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4586355388/T0603703551.PDF Submitted: 1988_03_03_WP PHASE II SITE ASSESSMENT-BC https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4586355388/T0603703551.PDF Document Type: Site Documents Document Date: 3/3/1988* Size : 431 KB Submitted By: ANTEA GROUP REIMBURSEMENT (CONTRACTOR) Type: PRELIMINARY SITE ASSESSMENT WORKPLAN Title: 1988_03_03_WP PHASE II SITE ASSESSMENT-BC Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5960583031/T0603703551.PDF Document Type: Site Documents Document Date: 3/3/1988* Size : 431 KB Submitted By: ANTEA GROUP REIMBURSEMENT (CONTRACTOR) Type: SITE ASSESSMENT REPORT Title: 1988_03_03_WP PHASE II SITE ASSESSMENT-BC Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1127153873/T0603703551.PDF Document Type: Site Documents Document Date: 8/18/1987* Size : 1,586 KB Submitted By: ANTEA GROUP REIMBURSEMENT (CONTRACTOR) Type: SITE ASSESSMENT REPORT Title: 1987_08_18_SITE ASSESSMENT-BC Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5648127675/T0603703551.PDF						(CONTRACTOR)
27	2 of 4	W	0.21 / 1,115.70	202.98 / -3	318 W WHITTIER BLVD MONTEBELLO CA 90640	HMS LA
Site No: 010128 Area: 3H Detail Info Permit No: 00001436T Permit Cat Desc: Underground Storage Tank Status Code: REM Status Desc: Equipment Removed Permit Status Desc: Equipment Removed Permit Type: 0 Permit Type Desc: Underground Storage Tank Operating Permit Permit Status Code: REM Permit Category: T File No: 009995 File Name: UNOCAL CORP SS 0854						
27	3 of 4	W	0.21 / 1,115.70	202.98 / -3	SERVICE STATION 0854 318 W WHITTIER BLVD MONTEBELLO CA	HIST TANK
Owner Name: UNION OIL COMPANY OF CALIFORNIA Owner Street: 3701 WILSHIRE BOULEVARD-SUITE Owner City: LOS ANGELES Owner State: CA Owner Zip: 90010 No of Containers: 3 County: LOS ANGELES Facility State: CA Facility Zip: 90640						
27	4 of 4	W	0.21 / 1,115.70	202.98 / -3	UNOCAL CORP SS 0854 318 W WHITTIER BLVD MONTEBELLO CA	UST SWEEPS
C C: A19-000-9995 BOE: 44-001057 Comp: 9995 Status: ACTIVE No of Tanks: 3 Jurisdict: LOS ANGELES COUNTY D Filename: SITE04A Page No: 465 County: LOS ANGELES State : CA Zip: 90640 Latitude: 34.009115						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Agency: Phone:		WASTE MANAGEMENT DEPARTMENT		Longitude: Georesult:	-118.103048 S5HPNTSC-A	
<u>Tank Details</u>						
Tank ID:	000001			S Contain:		
O Tank ID:				Stg:	W	
SWRCB No:	19-000-009995-000001			Storage :		
Removed:				Storag Type:	WASTE	
Installed:				P Contain:		
A Date:	06-30-89			Content:		
Capac:				ONA:		
Tank Use:	UNKNOWN			D File Name:	TANK4A	
<u>Tank Details</u>						
Tank ID:	000002			S Contain:		
O Tank ID:				Stg:	W	
SWRCB No:	19-000-009995-000002			Storage :		
Removed:				Storag Type:	WASTE	
Installed:				P Contain:		
A Date:	06-30-89			Content:		
Capac:				ONA:		
Tank Use:	UNKNOWN			D File Name:	TANK4A	
<u>Tank Details</u>						
Tank ID:	000003			S Contain:		
O Tank ID:				Stg:	W	
SWRCB No:	19-000-009995-000003			Storage :		
Removed:				Storag Type:	WASTE	
Installed:				P Contain:		
A Date:	06-30-89			Content:		
Capac:				ONA:		
Tank Use:	UNKNOWN			D File Name:	TANK4A	
28	1 of 1	W	0.22 / 1,155.67	202.45 / -4	T-MOBILE WEST SITE ID#LA13109B 308 W WHITTIER BLVD MONTEBELLO CA 90640	CUPA LA COUNTY
Facility ID:	FA0041077					
CERS ID:	0					
<u>Inactive Facility Details</u>						
PE:	3000					
29	1 of 3	SE	0.22 / 1,169.33	181.46 / -25	CARINA AUTO CENTER INC 107 VAN NORMAN RD MONTEBELLO CA 90640	CUPA LA COUNTY
Facility ID:	FA0027446					
CERS ID:	10292449					
<u>Active Facility Details</u>						
PE:	1000					
PE:	3000					

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erisinfo.com | Environmental Risk Information Services

Order No: 21102102250

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
29	2 of 3	SE	0.22 / 1,169.33	181.46 / -25	CARINA AUTO CENTER INC 107 VAN NORMAN RD MONTEBELLO CA 90640	RCRA NON GEN

EPA Handler ID: CAL000450298
Gen Status Universe: No Report
Contact Name: KARLO AVASPIAN
Contact Address: 107 VAN NORMAN RD , , MONTEBELLO , CA, 90640 ,
Contact Phone No and Ext: 562-692-1880
Contact Email: CARINA.AUTO@YAHOO.COM
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20191029
Location Latitude:
Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20191029
Handler Name: CARINA AUTO CENTER INC
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	107 VAN NORMAN RD
Name:	KARLO AVASPIAN	Street 2:	
Date Became Current:		City:	MONTEBELLO
Date Ended Current:		State:	CA
Phone:	562-692-1880	Country:	
Source Type:	Implementer	Zip Code:	90640

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	107 VAN NORMAN RD
Name:	KARLO AVASPIAN	Street 2:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Became Current: Date Ended Current: Phone: 562-692-1880 Source Type: Implementer				City: MONTEBELLO State: CA Country: Zip Code: 90640		
29	3 of 3	SE	0.22 / 1,169.33	181.46 / -25	CARINA AUTO CENTER 107 VAN NORMAN RD MONTEBELLO CA 90640	EMISSIONS

2018 Toxic Data

Facility ID:	186523	COID:	LA
Facility SIC Code:	7535	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2019 Toxic Data

CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
Facility ID:	186523	TS:	
District:	SC	Health Risk Asmt:	
Facility SIC Code:	7535	NonCncrChrnHazInd	
		:	
COID:	LA	NonCncrActeHazInd:	
DISN:	SOUTH COAST AQMD		

30	1 of 3	W	0.22 / 1,183.14	202.17 / -4	307 W WHITTIER BLVD MONTEBELLO CA 90640	HMS LA
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Site No: 015302
Area: 3H

Detail Info

Permit No:	00006138T	Permit Status Code:	REM
Permit Cat Desc:	Underground Storage Tank	Permit Category:	T
Status Code:	REM	File No:	016471
Status Desc:	Equipment Removed	File Name:	OSTROM CHEVROLET
Permit Status Desc:	Equipment Removed		
Permit Type:	0		
Permit Type Desc:	Underground Storage Tank Operating Permit		

30	2 of 3	W	0.22 / 1,183.14	202.17 / -4	SEIDNER'S COLLISION CENTERS- MONTEBELLO 307 W WHITTIER BLVD MONTEBELLO CA 90640	EMISSIONS
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2015 Toxic Data

Facility ID:	147640	COID:	LA
Facility SIC Code:	7532	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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District: SC
 TS:
 Health Risk Asmt:
 Non-Cancer Chronic Haz Ind:
 Non-Cancer Acute Haz Ind:

2016 Toxic Data

Facility ID:	147640	TS:	
Facility SIC Code:	7532	HRA:	
CERR CODE:		CH Index:	
COID:	LA	AH Index:	
CO:	19	Air Basin:	SC
DISN:	SOUTH COAST AQMD	District:	SC
CHAPIS:			

2017 Toxic Data

Facility ID:	147640	COID:	LA
Facility SIC Code:	7532	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2018 Toxic Data

Facility ID:	147640	COID:	LA
Facility SIC Code:	7532	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2019 Toxic Data

CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
Facility ID:	147640	TS:	
District:	SC	Health Risk Asmt:	
Facility SIC Code:	7532	NonCncrChrnHazInd:	
		:	
COID:	LA	NonCncrActeHazInd:	
DISN:	SOUTH COAST AQMD		

30	3 of 3	W	0.22 / 1,183.14	202.17 / -4	OSTROM CHEVROLET 307 W WHITTIER BLVD MONTEBELLO CA	UST SWEEPS
C C:	A19-000-16471	D Filename:	SITE04A			
BOE:		Page No:	465			
Comp:	16471	County:	LOS ANGELES			
Status:	ACTIVE	State :	CA			
No of Tanks:	1	Zip:	90640			
Jurisdict:	LOS ANGELES COUNTY	Latitude:	34.008985			
Agency:	WASTE MANAGEMENT DEPARTMENT	Longitude:	-118.102968			
Phone:		Georesult:	S5HPNTSCZA			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>Tank Details</u>						
Tank ID:	000001				S Contain:	
O Tank ID:	E-406048				Stg:	W
SWRCB No:	19-000-016471-000001				Storage :	
Removed:					Storag Type:	WASTE
Installed:					P Contain:	
A Date:	01-29-92				Content:	
Capac:	280				ONA:	
Tank Use:	OIL				D File Name:	TANK4A

[31](#) 1 of 1 NE 0.22 / 1,185.21 215.57 / 9 CA PFAS GW

Well ID: 1910091-005
Latitude: 34.01186
Longitude: -118.096527
Data Source(s): Perfluorooctanoic Acid; 4,8-Dioxa-3H-perfluorononanoic acid; Perfluorobutanesulfonic acid; Perfluorododecanoic acid; Perfluorohexanoic acid; Perfluoroheptanoic acid; Perfluorohexanesulfonic acid; Perfluorononanoic acid; Perfluorooctadecanoic acid; Perfluorotetradecanoic acid; Perfluorotridecanoic acid; Perfluoroundecanoic acid

Perfluorooctanoic Acid

Chemical:	PFOA	RL:	UNK
Results:	14	Top of Screen (ft):	0
Date :	08/22/2019	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

Perfluorooctanoic Acid

Chemical:	PFOA	RL:	UNK
Results:	17	Top of Screen (ft):	0
Date :	01/15/2020	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

Perfluorooctanoic Acid

Chemical:	PFOA	RL:	UNK
Results:	13	Top of Screen (ft):	0
Date :	11/19/2019	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

Perfluorooctanoic Acid

Chemical:	PFOA	RL:	UNK
Results:	16	Top of Screen (ft):	0
Date :	02/18/2020	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

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

Chemical:	PFOA	RL:	UNK
Results:	16	Top of Screen (ft):	0
Date :	07/01/2019	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

Perfluorooctanoic Acid

Chemical:	PFOA	RL:	UNK
Results:	13	Top of Screen (ft):	0
Date :	05/28/2019	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

4,8-Dioxa-3H-perfluorononanoic acid

Chemical:	ADONA	RL:	UNK
Results:	8.9	Top of Screen (ft):	0
Date :	07/01/2019	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

4,8-Dioxa-3H-perfluorononanoic acid

Chemical:	ADONA	RL:	UNK
Results:	1.7	Top of Screen (ft):	0
Date :	02/18/2020	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

4,8-Dioxa-3H-perfluorononanoic acid

Chemical:	ADONA	RL:	UNK
Results:	8.7	Top of Screen (ft):	0
Date :	05/28/2019	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

4,8-Dioxa-3H-perfluorononanoic acid

Chemical:	ADONA	RL:	UNK
Results:	1.8	Top of Screen (ft):	0
Date :	01/15/2020	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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4,8-Dioxa-3H-perfluorononanoic acid

Chemical:	ADONA	RL:	UNK
Results:	1.7	Top of Screen (ft):	0
Date :	08/22/2019	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

4,8-Dioxa-3H-perfluorononanoic acid

Chemical:	ADONA	RL:	UNK
Results:	1.8	Top of Screen (ft):	0
Date :	11/19/2019	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

Perfluorobutanesulfonic acid

Chemical:	PFBSA	RL:	UNK
Results:	8.9	Top of Screen (ft):	0
Date :	07/01/2019	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

Perfluorobutanesulfonic acid

Chemical:	PFBSA	RL:	UNK
Results:	10	Top of Screen (ft):	0
Date :	01/15/2020	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

Perfluorobutanesulfonic acid

Chemical:	PFBSA	RL:	UNK
Results:	9.8	Top of Screen (ft):	0
Date :	02/18/2020	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

Perfluorobutanesulfonic acid

Chemical:	PFBSA	RL:	UNK
Results:	9.4	Top of Screen (ft):	0
Date :	11/19/2019	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

Perfluorobutanesulfonic acid

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>Chemical:</u>						
Results:	PFBSA			RL:	UNK	
Date :	11			Top of Screen (ft):	0	
Units:	08/22/2019			Screen Length (ft):	66	
Qualifer:	NG/L			Source:	DHS	
Well Type:				Source Name:	1910091-005	
Well Depth (ft):	MUNICIPAL			Other Names:	WELL 10	
<u>Perfluorobutanesulfonic acid</u>						
<u>Chemical:</u>						
Results:	PFBSA			RL:	UNK	
Date :	8.7			Top of Screen (ft):	0	
Units:	05/28/2019			Screen Length (ft):	66	
Qualifer:	NG/L			Source:	DHS	
Well Type:	<			Source Name:	1910091-005	
Well Depth (ft):	MUNICIPAL			Other Names:	WELL 10	
<u>Perfluorododecanoic acid</u>						
<u>Chemical:</u>						
Results:	PFDOA			RL:	UNK	
Date :	1.7			Top of Screen (ft):	0	
Units:	08/22/2019			Screen Length (ft):	66	
Qualifer:	NG/L			Source:	DHS	
Well Type:	<			Source Name:	1910091-005	
Well Depth (ft):	MUNICIPAL			Other Names:	WELL 10	
<u>Perfluorododecanoic acid</u>						
<u>Chemical:</u>						
Results:	PFDOA			RL:	UNK	
Date :	1.8			Top of Screen (ft):	0	
Units:	11/19/2019			Screen Length (ft):	66	
Qualifer:	NG/L			Source:	DHS	
Well Type:	<			Source Name:	1910091-005	
Well Depth (ft):	MUNICIPAL			Other Names:	WELL 10	
<u>Perfluorododecanoic acid</u>						
<u>Chemical:</u>						
Results:	PFDOA			RL:	UNK	
Date :	8.7			Top of Screen (ft):	0	
Units:	05/28/2019			Screen Length (ft):	66	
Qualifer:	NG/L			Source:	DHS	
Well Type:	<			Source Name:	1910091-005	
Well Depth (ft):	MUNICIPAL			Other Names:	WELL 10	
<u>Perfluorododecanoic acid</u>						
<u>Chemical:</u>						
Results:	PFDOA			RL:	UNK	
Date :	1.7			Top of Screen (ft):	0	
Units:	02/18/2020			Screen Length (ft):	66	
Qualifer:	NG/L			Source:	DHS	
Well Type:	<			Source Name:	1910091-005	
Well Depth (ft):	MUNICIPAL			Other Names:	WELL 10	
<u>Perfluorododecanoic acid</u>						
<u>Chemical:</u>						
Results:	PFDOA			RL:	UNK	
	8.9			Top of Screen (ft):	0	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date :	07/01/2019				Screen Length (ft):	66
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-005
Well Type:	MUNICIPAL				Other Names:	WELL 10
Well Depth (ft):						
 <u>Perfluorododecanoic acid</u>						
Chemical:	PFDOA				RL:	UNK
Results:	1.8				Top of Screen (ft):	0
Date :	01/15/2020				Screen Length (ft):	66
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-005
Well Type:	MUNICIPAL				Other Names:	WELL 10
Well Depth (ft):						
 <u>Perfluorohexanoic acid</u>						
Chemical:	PFHA				RL:	UNK
Results:	3.3				Top of Screen (ft):	0
Date :	08/22/2019				Screen Length (ft):	66
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-005
Well Type:	MUNICIPAL				Other Names:	WELL 10
Well Depth (ft):						
 <u>Perfluorohexanoic acid</u>						
Chemical:	PFHA				RL:	UNK
Results:	3.5				Top of Screen (ft):	0
Date :	01/15/2020				Screen Length (ft):	66
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-005
Well Type:	MUNICIPAL				Other Names:	WELL 10
Well Depth (ft):						
 <u>Perfluorohexanoic acid</u>						
Chemical:	PFHA				RL:	UNK
Results:	8.9				Top of Screen (ft):	0
Date :	07/01/2019				Screen Length (ft):	66
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-005
Well Type:	MUNICIPAL				Other Names:	WELL 10
Well Depth (ft):						
 <u>Perfluorohexanoic acid</u>						
Chemical:	PFHA				RL:	UNK
Results:	2.8				Top of Screen (ft):	0
Date :	11/19/2019				Screen Length (ft):	66
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-005
Well Type:	MUNICIPAL				Other Names:	WELL 10
Well Depth (ft):						
 <u>Perfluorohexanoic acid</u>						
Chemical:	PFHA				RL:	UNK
Results:	4.1				Top of Screen (ft):	0
Date :	02/18/2020				Screen Length (ft):	66
Units:	NG/L				Source:	DHS

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Qualifer:				Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
 <u>Perfluorohexanoic acid</u>						
Chemical:	PFHA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
 <u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:	UNK	
Results:	2.2			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
 <u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:	UNK	
Results:	3.1			Top of Screen (ft):	0	
Date :	01/15/2020			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
 <u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:	UNK	
Results:	2.1			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
 <u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:	UNK	
Results:	8.9			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
 <u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:	UNK	
Results:	3.7			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	

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

Perfluoroheptanoic acid

Chemical:	PFHPA	RL:	UNK
Results:	8.7	Top of Screen (ft):	0
Date :	05/28/2019	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

Perfluorohexanesulfonic acid

Chemical:	PFHXSA	RL:	UNK
Results:	8.7	Top of Screen (ft):	0
Date :	05/28/2019	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

Perfluorohexanesulfonic acid

Chemical:	PFHXSA	RL:	UNK
Results:	7.1	Top of Screen (ft):	0
Date :	01/15/2020	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

Perfluorohexanesulfonic acid

Chemical:	PFHXSA	RL:	UNK
Results:	8.9	Top of Screen (ft):	0
Date :	07/01/2019	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

Perfluorohexanesulfonic acid

Chemical:	PFHXSA	RL:	UNK
Results:	6.4	Top of Screen (ft):	0
Date :	08/22/2019	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

Perfluorohexanesulfonic acid

Chemical:	PFHXSA	RL:	UNK
Results:	8	Top of Screen (ft):	0
Date :	11/19/2019	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

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

Chemical:	PFHXA	RL:	UNK
Results:	6.9	Top of Screen (ft):	0
Date :	02/18/2020	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

Perfluorononanoic acid

Chemical:	PFNA	RL:	UNK
Results:	4.2	Top of Screen (ft):	0
Date :	08/22/2019	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

Perfluorononanoic acid

Chemical:	PFNA	RL:	UNK
Results:	4	Top of Screen (ft):	0
Date :	02/18/2020	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

Perfluorononanoic acid

Chemical:	PFNA	RL:	UNK
Results:	3.6	Top of Screen (ft):	0
Date :	11/19/2019	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

Perfluorononanoic acid

Chemical:	PFNA	RL:	UNK
Results:	8.7	Top of Screen (ft):	0
Date :	05/28/2019	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

Perfluorononanoic acid

Chemical:	PFNA	RL:	UNK
Results:	3.9	Top of Screen (ft):	0
Date :	01/15/2020	Screen Length (ft):	66
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-005
Well Type:	MUNICIPAL	Other Names:	WELL 10
Well Depth (ft):			

Perfluorononanoic acid

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Chemical:	PFNA			RL:	UNK	
Results:	8.9			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
 <u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	3.2			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
 <u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	3.3			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
 <u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	2.9			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
 <u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	8.9			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
 <u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	3.3			Top of Screen (ft):	0	
Date :	01/15/2020			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
 <u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Results:	8.7				Top of Screen (ft):	0
Date :	05/28/2019				Screen Length (ft):	66
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-005
Well Type:	MUNICIPAL				Other Names:	WELL 10
Well Depth (ft):						
 <u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA				RL:	UNK
Results:	1.8				Top of Screen (ft):	0
Date :	11/19/2019				Screen Length (ft):	66
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-005
Well Type:	MUNICIPAL				Other Names:	WELL 10
Well Depth (ft):						
 <u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA				RL:	UNK
Results:	1.8				Top of Screen (ft):	0
Date :	01/15/2020				Screen Length (ft):	66
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-005
Well Type:	MUNICIPAL				Other Names:	WELL 10
Well Depth (ft):						
 <u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA				RL:	UNK
Results:	8.9				Top of Screen (ft):	0
Date :	07/01/2019				Screen Length (ft):	66
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-005
Well Type:	MUNICIPAL				Other Names:	WELL 10
Well Depth (ft):						
 <u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA				RL:	UNK
Results:	1.7				Top of Screen (ft):	0
Date :	02/18/2020				Screen Length (ft):	66
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-005
Well Type:	MUNICIPAL				Other Names:	WELL 10
Well Depth (ft):						
 <u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA				RL:	UNK
Results:	8.7				Top of Screen (ft):	0
Date :	05/28/2019				Screen Length (ft):	66
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-005
Well Type:	MUNICIPAL				Other Names:	WELL 10
Well Depth (ft):						
 <u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA				RL:	UNK
Results:	1.7				Top of Screen (ft):	0
Date :	08/22/2019				Screen Length (ft):	66

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:	UNK	
Results:	8.9			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:	UNK	
Results:	1.8			Top of Screen (ft):	0	
Date :	01/15/2020			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-005	
Well Type:	MUNICIPAL			Other Names:	WELL 10	
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:	UNK	
Results:	1.8			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	66	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-005	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Well Type:	MUNICIPAL				Other Names:	WELL 10
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	08/22/2019			Screen Length (ft):		66
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-005
Well Type:	MUNICIPAL			Other Names:		WELL 10
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	1.8			Top of Screen (ft):		0
Date :	11/19/2019			Screen Length (ft):		66
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-005
Well Type:	MUNICIPAL			Other Names:		WELL 10
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	1.8			Top of Screen (ft):		0
Date :	01/15/2020			Screen Length (ft):		66
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-005
Well Type:	MUNICIPAL			Other Names:		WELL 10
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	02/18/2020			Screen Length (ft):		66
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-005
Well Type:	MUNICIPAL			Other Names:		WELL 10
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	8.7			Top of Screen (ft):		0
Date :	05/28/2019			Screen Length (ft):		66
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-005
Well Type:	MUNICIPAL			Other Names:		WELL 10
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	8.9			Top of Screen (ft):		0
Date :	07/01/2019			Screen Length (ft):		66
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-005
Well Type:	MUNICIPAL			Other Names:		WELL 10
Well Depth (ft):						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
32	1 of 8	W	0.22 / 1,187.10	202.17 / -4	OSTROM CHEVROLET 310 W WHITTIER BLVD MONTEBELLO CA 90640	RCRA SQG

EPA Handler ID: CAD981685621
Gen Status Universe: Small Quantity Generator
Contact Name: ENVIRONMENTAL MANAGER
Contact Address: 310 W WHITTIER BLVD , , MONTEBELLO , CA, 90640 , US
Contact Phone No and Ext: 213-723-6488
Contact Email:
Contact Country: US
County Name: LOS ANGELES
EPA Region: 09
Land Type: Other
Receive Date: 19861027
Location Latitude: 34.009063
Location Longitude: -118.103354

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19861027
Handler Name: OSTROM CHEVROLET
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator
Source Type: Notification

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:	Notification	Zip Code:	99999
Owner/Operator Ind:	Current Owner	Street No:	
Type:	Private	Street 1:	NOT REQUIRED

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Name:	ARA SEVACHERIAN		Street 2:			
Date Became Current:			City:		NOT REQUIRED	
Date Ended Current:			State:		ME	
Phone:	415-555-1212		Country:			
Source Type:	Notification		Zip Code:		99999	

32	2 of 8	W	0.22 / 1,187.10	202.17 / -4	OSTROM CHEVROLET 310 WEST WHITTIER BOULEVARD MONTEBELLO CA 90640	LUST
Global ID:	T10000000135			County:	LOS ANGELES	
Status:	COMPLETED - CASE CLOSED			Latitude:	34.009206	
Status Date:	6/16/2009			Longitude:	-118.103446	
Case Type:	LUST CLEANUP SITE					
Date Source:	LUST Cleanup Sites & Military UST Site from GeoTracker Project Search Results Export; LUST Cleanup Sites & Military UST Site from GeoTracker Cleanup Sites Data Download					

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:		Potential COC:	
Local Case No:	009889-009732	How Discovered:	
Begin Date:	12/16/2003	Stop Method:	
Lead Agency:	LOS ANGELES COUNTY	Stop Description:	UST PULLED
Local Agency:		Case Worker:	
CUF Case:	NO	File Location:	
Potential Media of Concern:			
How Discovered Description:	TANK PULL		
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
DWR GW Subbasin Name:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Disadvantaged Community:			
Calenviroscreen Score:	91-95%		
Site History:			

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity

Action Type:	ENFORCEMENT	
Date :	6/16/2009	
Action:	Closure/No Further Action Letter - #C615197	
Action Type:	Other	
Date :	1/16/2004	
Action:	Leak Reported	
Action Type:	Other	
Date :	12/16/2003	
Action:	Leak Began	
Action Type:	Other	
Date :	12/16/2003	
Action:	Leak Discovery	

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status:	Completed - Case Closed	
Status Date:	6/16/2009	
Status:	Open - Site Assessment	
Status Date:	7/31/2008	
Status:	Open - Case Begin Date	
Status Date:	12/16/2003	

LUST Sites from GeoTracker Search - Regulatory Profile

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Site Facility Name:	OSTROM CHEVROLET	Potential COC:	NONE SPECIFIED
Site Facility Type:	LUST CLEANUP SITE	Facility Type:	
Cleanup Status:	COMPLETED - CASE CLOSED	Composting Method:	
Project Status:		Address:	310 WEST WHITTIER BOULEVARD
WDR Place Type:		City:	MONTEBELLO
WDR File:		Zip:	90640
WDR Order:		County:	LOS ANGELES
CUF Priority Assig:		CUF Claim:	
CUF Amount Paid:			
File Location:			
Designated Beneficial Use:	MUN, AGR, IND, PROC		
Project Oversight Agencies:			
Report Link:	https://geotracker.waterboards.ca.gov/profile_report?global_id=T10000000135		
Cleanup Status Detail:	COMPLETED - CASE CLOSED AS OF 6/16/2009		
Cleanup History Link:	https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T10000000135&tabname=regulatoryhistory		
Potential Media of Concern:	NONE SPECIFIED		
User Defined Beneficial Use:			
DWR GW Sub Basin:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
Post Closure Site Management:			
Future Land Use:			
Cleanup Oversight Agencies:	LOS ANGELES COUNTY (LEAD) - CASE #: 009889-009732 LOS ANGELES RWQCB (REGION 4)		
Gndwater Monitoring Freque:			
Designated Beneficial Use Desc:	Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply		
Site History:			

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History

Status:	Completed - Case Closed
Date :	6/16/2009
Status:	Open - Site Assessment
Date :	7/31/2008
Status:	Open - Case Begin Date
Date :	12/16/2003

LUST Sites from GeoTracker Search - Regulatory Activities (as of May 29, 2021)

Action Type:	Other Regulatory Actions
Action Date:	6/16/2009
Received Issue Date:	6/16/2009
Action:	Closure/No Further Action Letter - #C615197
Doc Link:	
Title Description Comments:	

CLOSURE FINALIZED FOR TWO APP #'S 400221 & 351811

Action Type:	Leak Action
Action Date:	1/16/2004
Received Issue Date:	
Action:	Leak Reported
Doc Link:	
Title Description Comments:	

Action Type:	Leak Action
Action Date:	12/16/2003
Received Issue Date:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Action: Leak Began
 Doc Link:
 Title Description Comments:

Action Type: Leak Action
 Action Date: 12/16/2003
 Received Issue Date:
 Action: Leak Discovery
 Doc Link:
 Title Description Comments:

32	3 of 8	W	0.22 / 1,187.10	202.17 / -4	310 W WHITTIER BLVD MONTEBELLO CA 90640	HMS LA
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Site No: 009889
 Area: 3H

Detail Info

Permit No:	000351808	Permit Status Code:	REM
Permit Cat Desc:	Underground Storage Tank	Permit Category:	T
Status Code:	REM	File No:	009732
Status Desc:	Equipment Removed	File Name:	OSTROM CHEVROLET
Permit Status Desc:	Equipment Removed		
Permit Type:	1		
Permit Type Desc:	Underground Storage Tank Interim Permit		

Detail Info

Permit No:	00001012T	Permit Status Code:	REM
Permit Cat Desc:	Underground Storage Tank	Permit Category:	T
Status Code:	REM	File No:	009732
Status Desc:	Equipment Removed	File Name:	OSTROM CHEVROLET
Permit Status Desc:	Equipment Removed		
Permit Type:	0		
Permit Type Desc:	Underground Storage Tank Operating Permit		

32	4 of 8	W	0.22 / 1,187.10	202.17 / -4	CHEVROLET OF MONTEBELLO 310 W WHITTIER BLVD MONTEBELLO CA 90640	CERS TANK
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Site ID: 104742
 Longitude: -118.102402
 Latitude: 34.009495

Regulated Programs

EI ID:	10267366
EI Description:	Hazardous Waste Generator
EI ID:	10267366
EI Description:	Aboveground Petroleum Storage
EI ID:	10267366
EI Description:	Chemical Storage Facilities

Violations

Violation Date:	09/25/2015	Violation Source:	CERS
Violation Program:	APSA	Violation Division:	Los Angeles County Fire Department
Citation:	HSC 6.67 25270.6(a)(2) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.6(a)(2)		

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

Returned to compliance on 11/03/2015. OBSERVATION: Failure to submit a Tank Facility Statement or Business Plan. CORRECTIVE ACTION: Submit a Tank Facility Statement or Business Plan.

Violation Description:

Failure to submit a Tank Facility Statement or Business Plan.

Violations

Violation Date:	09/25/2015	Violation Source:	CERS
Violation Program:	HW	Violation Division:	Los Angeles County Fire Department
Citation:	HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections		
Violation Notes:			

Returned to compliance on 11/03/2015. OBSERVATION: Bulk storage containers with secondary containment are not being emptied out daily and are being used for storage purpose and not for accidental discharge. Observed 2 x 55 gallon drum of used oil on secondary containment pallet filled up approximately half way.

Violation Description:

Haz Waste Generator Program - Operations/Maintenance - General

Violations

Violation Date:	09/25/2015	Violation Source:	CERS
Violation Program:	HMRRP	Violation Division:	Los Angeles County Fire Department
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)		
Violation Notes:			

Returned to compliance on 09/26/2016. OBSERVATION: The facility has not submitted the Hazardous Materials Inventory Chemical Description page for: 1 x 500 gallon of ATF 3 x 25 gallon of part washer solvent to the CUPA. CORRECTIVE ACTION: Complete and submit the Hazardous Materials Inventory Chemical Description page for all materials listed above electronically in the California Environmental Reporting System (CERS).

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:	09/25/2015	Violation Source:	CERS
Violation Program:	HW	Violation Division:	Los Angeles County Fire Department
Citation:	22 CCR 16 66266.130 - California Code of Regulations, Title 22, Chapter 16, Section(s) 66266.130		
Violation Notes:			

Returned to compliance on 11/03/2015. OBSERVATION: Generator failed to properly handle, manage, label, and/or recycle used oil and fuel filters. Observed 3 x 55 gallon filter drums in tank room. One filter drum labeled, other two missing labels. CORRECTIVE ACTION: Owner/Operator shall immediately comply with the Title 22 regulations with regards to the proper handling, management, labeling and recycling of used oil and fuel filters. Verify compliance with the CUPA within [# days].

Violation Description:

Failure to properly handle, manage, label, and recycle used oil and fuel filters.

Violations

Violation Date:	09/25/2015	Violation Source:	CERS
Violation Program:	HW	Violation Division:	Los Angeles County Fire Department
Citation:	22 CCR 12 66262.20 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.20		
Violation Notes:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Returned to compliance on 11/03/2015. OBSERVATION: Provide manifest(s) for the transport of sump sludge to a hazardous waste for off-site transfer, treatment, storage or disposal as required. There were no manifest available for sump sludge in clarifier or any documentation showing the clarifier were checked and not in need of pick up at this time. CORRECTIVE ACTION: The Owner/Operator shall properly prepare manifests for any transport of a hazardous waste for off-site transfer, treatment, storage or disposal going forward. Provide a copy of a prepared manifest to the CUPA to verify compliance.

Violation Description:

Failure to prepare a hazardous waste manifest for the transport of a hazardous waste for off-site transfer, treatment, storage, or disposal.

Violations

Violation Date:	09/25/2015	Violation Source:	CERS
Violation Program:	HW	Violation Division:	Los Angeles County Fire Department
Citation:	HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple		
Violation Notes:			

Returned to compliance on 11/03/2015. Provide documents showing drain located inside the tank room is connected to a clarifier or other approved collection device.

Violation Description:

Haz Waste Generator Program - Release/Leaks/Spills - General

Violations

Violation Date:	09/25/2015	Violation Source:	CERS
Violation Program:	HW	Violation Division:	Los Angeles County Fire Department
Citation:	22 CCR 15 66265.195(a) - California Code of Regulations, Title 22, Chapter 15, Section(s) 66265.195(a)		
Violation Notes:			

Returned to compliance on 11/03/2015. OBSERVATION: Facility missing daily inspection log for september 2015. The owner/operator shall inspect, and document, where present, at least once each operating day: 1) Overfill/spill control equipment; 2) Aboveground portions of the tank system to detect corrosion or releases of water; 3) Data gathered from monitoring and leak-detection equipment; 4) Outside areas of the tank system including secondary containment to detect erosion or signs of releases of hazardous waste; 5) For uncovered tanks, the level of waste in the tank; 6) Cathodic protection if present. Inspection log missing all of september entry. Inspection to be conducted daily prior to checking off. CORRECTIVE ACTION: Immediately begin daily inspections of the hazardous waste tank system(s), and document the items inspected. Submit a copy of the inspection log for the next 30 days to the CUPA by [date, 30 days from now].

Violation Description:

Failure of the owner or operator to conduct inspections and maintain inspection records at the facility of the following tank equipment:

- 1) Overfill/spill control equipment (e.g., waste-feed cutoff systems, bypass systems, and drainage systems) to ensure that it is in good working order;
- 2) The aboveground portions of the tank system, if any, to detect corrosion or releases of waste;
- 3) Data gathered from monitoring equipment and leak-detection equipment, (e.g., pressure and temperature gauges, monitoring wells) to ensure that the tank system is being operated according to its design;
- 4) The construction materials and the area immediately surrounding the externally accessible portion of the tank system including secondary containment structures (e.g., dikes) to detect erosion or signs of releases of hazardous waste (e.g., wet spots, dead vegetation); and
- 5) For uncovered tanks, the level of waste in the tank, to ensure compliance with section 66265.194(b)(3).

Evaluations

Eval Date:	09/25/2015
Violations Found:	Yes
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS
Eval Notes:	

Scott Schoonover, Service Manager; Note: data in [EVAL Notes] field for some records is truncated from the source.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Eval Date:		03/30/2019				
Violations Found:		No				
Eval General Type:		Compliance Evaluation Inspection				
Eval Type:		Routine done by local agency				
Eval Division:		Los Angeles County Fire Department				
Eval Program:		HW				
Eval Source:		CERS				
Eval Notes:						
Consent given by John Schmidt, Operation Director; Note: data in [EVAL Notes] field for some records is truncated from the source.						
Eval Date:		11/03/2015				
Violations Found:		No				
Eval General Type:		Other/Unknown				
Eval Type:		Other, not routine, done by local agency				
Eval Division:		Los Angeles County Fire Department				
Eval Program:		HW				
Eval Source:		CERS				
Eval Notes:						
Eval Date:		05/19/2016				
Violations Found:		No				
Eval General Type:		Other/Unknown				
Eval Type:		Other, not routine, done by local agency				
Eval Division:		Los Angeles County Fire Department				
Eval Program:		HMRRP				
Eval Source:		CERS				
Eval Notes:						
Eval Date:		09/25/2015				
Violations Found:		Yes				
Eval General Type:		Compliance Evaluation Inspection				
Eval Type:		Routine done by local agency				
Eval Division:		Los Angeles County Fire Department				
Eval Program:		HMRRP				
Eval Source:		CERS				
Eval Notes:						
Scott Schoonover, Service Manager; Note: data in [EVAL Notes] field for some records is truncated from the source.						
Eval Date:		11/03/2015				
Violations Found:		No				
Eval General Type:		Other/Unknown				
Eval Type:		Other, not routine, done by local agency				
Eval Division:		Los Angeles County Fire Department				
Eval Program:		APSA				
Eval Source:		CERS				
Eval Notes:						
Eval Date:		09/26/2016				
Violations Found:		No				
Eval General Type:		Other/Unknown				
Eval Type:		Other, not routine, done by local agency				
Eval Division:		Los Angeles County Fire Department				
Eval Program:		HMRRP				
Eval Source:		CERS				
Eval Notes:						
Eval Date:		09/25/2015				
Violations Found:		Yes				
Eval General Type:		Compliance Evaluation Inspection				
Eval Type:		Routine done by local agency				
Eval Division:		Los Angeles County Fire Department				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Eval Program:	APSA
Eval Source:	CERS
Eval Notes:	

Scott Schoonover, Service Manager; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date:	03/30/2019
Violations Found:	No
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	Los Angeles County Fire Department
Eval Program:	APSA
Eval Source:	CERS
Eval Notes:	

Consent given by John Schmidt, Operation Director; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date:	03/30/2019
Violations Found:	No
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

Consent given by John Schmidt, Operation director; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date:	11/03/2015
Violations Found:	No
Eval General Type:	Other/Unknown
Eval Type:	Other, not routine, done by local agency
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

Affiliations

Affil Type Desc:	CUPA District
Entity Name:	Los Angeles County Fire
Entity Title:	
Address:	5825 Rickenbacker Road
City:	Commerce
State:	CA
Country:	
Zip Code:	90040-3027
Phone:	(323) 890-4000

Affil Type Desc:	Identification Signer
Entity Name:	Randy Uyehara
Entity Title:	Service Director
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	

Affil Type Desc:	Property Owner
Entity Name:	Montebello Auto Group LLC
Entity Title:	
Address:	310 W WHITTIER BLVD
City:	MONTEBELLO
State:	CA

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Country:		United States				
Zip Code:		90640				
Phone:		(323) 728-9181				
Affil Type Desc:		Parent Corporation				
Entity Name:		CHEVROLET OF MONTEBELLO				
Entity Title:						
Address:						
City:						
State:						
Country:						
Zip Code:						
Phone:						
Affil Type Desc:		Document Preparer				
Entity Name:		Chris Mamoulelis, Celly Services, Inc.				
Entity Title:						
Address:						
City:						
State:						
Country:						
Zip Code:						
Phone:						
Affil Type Desc:		Environmental Contact				
Entity Name:		Randy Uyehara				
Entity Title:						
Address:		310 W WHITTER BLVD				
City:		MONTEBELLO				
State:		CA				
Country:						
Zip Code:		90640				
Phone:						
Affil Type Desc:		Operator				
Entity Name:		Chris Teague				
Entity Title:						
Address:						
City:						
State:						
Country:						
Zip Code:						
Phone:		(323) 728-9181				
Affil Type Desc:		Facility Mailing Address				
Entity Name:		Mailing Address				
Entity Title:						
Address:		310 W WHITTIER BLVD				
City:		MONTEBELLO				
State:		CA				
Country:						
Zip Code:		90640				
Phone:						
Affil Type Desc:		Legal Owner				
Entity Name:		MONTEBELLO AUTO GROUP LLC				
Entity Title:						
Address:		310 W. WHITTIER BLVD				
City:		MONTEBELLO				
State:		CA				
Country:		United States				
Zip Code:		90640				
Phone:		(323) 728-9181				

Coordinates

Env Int Type Code:	HWG	Longitude:	-118.102400
Program ID:	10267366	Coord Name:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Latitude:	34.009490				Ref Point Type Desc: Center of a facility or station.	

32	5 of 8	W	0.22 / 1,187.10	202.17 / -4	DYNAMIC AUTO IMAGES/MONTEBELLO CHEVROLET 310 W WHITTIER BLVD MONTEBELLO CA 90640-5324	RCRA NON GEN
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EPA Handler ID: CAL000364960
Gen Status Universe: No Report
Contact Name: ELISA REYES
Contact Address: 1407 N BATAVIA ST , STE. 102 , ORANGE , CA, 92867-0000 ,
Contact Phone No and Ext: 714-771-3400
Contact Email: ELISA@DYNAMICAUTOIMAGES.COM
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20110627
Location Latitude: 34.009063
Location Longitude: -118.103354

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20110627
Handler Name: DYNAMIC AUTO IMAGES/MONTEBELLO CHEVROLET
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	1407 N BATAVIA
Name:	DYNAMIC SERVICES INC	Street 2:	
Date Became Current:		City:	ORANGE
Date Ended Current:		State:	CA
Phone:	714-771-3400	Country:	
Source Type:	Implementer	Zip Code:	92867-0000

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Owner/Operator Ind: Current Operator Type: Other Name: ELISA REYES Date Became Current: Date Ended Current: Phone: 714-771-3400 Source Type: Implementer						
Street No: Street 1: 1407 N BATAVIA ST Street 2: STE. 102 City: ORANGE State: CA Country: Zip Code: 92867-0000						

32	6 of 8	W	0.22 / 1,187.10	202.17 / -4	MONTEBELLO AUTO GROUP LLC DBA CHEVROLET OF MONTEBELLO 310 W WHITTIER BLVD MONTEBELLO CA 90640-5324	RCRA NON GEN
EPA Handler ID: CAL000351998 Gen Status Universe: No Report Contact Name: CHRISTIAN TEAGUE Contact Address: 310 W WHITTIER BLVD , , MONTEBELLO , CA, 90640 , Contact Phone No and Ext: 323-728-9181 Contact Email: RPARENT@CHEVROLETOFMONTEBELLO.COM Contact Country: County Name: LOS ANGELES EPA Region: 09 Land Type: Receive Date: 20100426 Location Latitude: 34.009063 Location Longitude: -118.103354						

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20100426
Handler Name:	MONTEBELLO AUTO GROUP LLC DBA CHEVROLET OF MONTEBELLO
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Owner/Operator Ind: Current Owner Type: Other Name: MONTEBELLO AUTO GROUP LLC Date Became Current: Date Ended Current: Phone: 310-749-7603 Source Type: Implementer Street No: Street 1: 310 W WHITTIER BLVD Street 2: City: MONTEBELLO State: CA Country: Zip Code: 90640-5324 Owner/Operator Ind: Current Operator Type: Other Name: CHRISTIAN TEAGUE Date Became Current: Date Ended Current: Phone: 323-728-9181 Source Type: Implementer Street No: Street 1: 310 W WHITTIER BLVD Street 2: City: MONTEBELLO State: CA Country: Zip Code: 90640						
32	7 of 8	W	0.22 / 1,187.10	202.17 / -4	CHEVROLET OF MONTEBELLO 310 W WHITTIER BLVD MONTEBELLO CA 90640	CUPA LA COUNTY
Facility ID: FA0029832 CERS ID: 10267366 Active Facility Details PE: 1003 PE: 3002 PE: 3701						
32	8 of 8	W	0.22 / 1,187.10	202.17 / -4	OSTROM CHEVROLET 310 W WHITTIER BLVD MONTEBELLO CA	UST SWEEPS
C C: A19-000-9732 BOE: 44-008550 Comp: 9732 Status: ACTIVE No of Tanks: 2 Jurisdic: LOS ANGELES COUNTY Agency: WASTE MANAGEMENT DEPARTMENT Phone: D Filename: SITE04A Page No: 465 County: LOS ANGELES State : CA Zip: Latitude: 34.0091 Longitude: -118.102976 Georesult: S5HPNTSC-A						
Tank Details Tank ID: 000001 O Tank ID: SWRCB No: 19-000-009732-000001 Removed: Installed: A Date: 06-30-89 Capac: Tank Use: UNKNOWN S Contain: Stg: W Storage : Storag Type: WASTE P Contain: Content: ONA: D File Name: TANK4A						
Tank Details Tank ID: 000002 O Tank ID: SWRCB No: 19-000-009732-000002 Removed: Installed: A Date: 06-30-89 Capac: S Contain: Stg: W Storage : Storag Type: WASTE P Contain: Content: ONA:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Tank Use:		UNKNOWN		D File Name:		TANK4A
33	1 of 3	W	0.23 / 1,194.41	202.17 / -4	OSTROM CHEVROLET 310 W. WHITTIER BOULEVARD MONTEBELLO CA 90640	HHSS
County:		Los Angeles				
Tank Details Microfiche:		http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002655f.pdf				
33	2 of 3	W	0.23 / 1,194.41	202.17 / -4	OSTROM CHEVROLET 310 W WHITTIER BL MONTEBELLO CA 90640	EMISSIONS

1987 Criteria Data

Facility ID:	5251	CERR Code:	
Facility SIC Code:	5511	TOGT:	6.4
CO:	19	ROGT:	6.1952
Air Basin:	SC	COT:	
District:	SC	NOXT:	
COID:	LA	SOXT:	
DISN:	SOUTH COAST AQMD	PMT:	.1
CHAPIS:		PM10T:	.096

1987 Toxic Data

Facility ID:	5251	COID:	LA
Facility SIC Code:	5511	DISN:	SOUTH COAST AQMD
CO:	19	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:	5251	CERR Code:	
Facility SIC Code:	5511	TOGT:	2.3
CO:	19	ROGT:	2.2264
Air Basin:	SC	COT:	
District:	SC	NOXT:	
COID:	LA	SOXT:	
DISN:	SOUTH COAST AQMD	PMT:	0
CHAPIS:		PM10T:	0

1990 Toxic Data

Facility ID:	5251	COID:	LA
Facility SIC Code:	5511	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>1993 Criteria Data</u>						
Facility ID:	5251				CERR Code:	
Facility SIC Code:	5511				TOGT:	1.9
CO:	19				ROGT:	1.21268
Air Basin:	SC				COT:	0
District:	SC				NOXT:	0
COID:	LA				SOXT:	
DISN:	SOUTH COAST AQMD				PMT:	
CHAPIS:					PM10T:	
<u>1993 Toxic Data</u>						
Facility ID:	5251				COID:	LA
Facility SIC Code:	5511				DISN:	SOUTH COAST AQMD
CO:	19				CHAPIS:	
Air Basin:	SC				CERR Code:	
District:	SC					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						
<u>1995 Criteria Data</u>						
Facility ID:	5251				CERR Code:	
Facility SIC Code:	5511				TOGT:	1.9
CO:	19				ROGT:	1.21268
Air Basin:	SC				COT:	0
District:	SC				NOXT:	0
COID:	LA				SOXT:	
DISN:	SOUTH COAST AQMD				PMT:	
CHAPIS:					PM10T:	
<u>1995 Toxic Data</u>						
Facility ID:	5251				COID:	LA
Facility SIC Code:	5511				DISN:	SOUTH COAST AQMD
CO:	19				CHAPIS:	
Air Basin:	SC				CERR Code:	
District:	SC					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						
<u>33</u>	3 of 3	W	0.23 / 1,194.41	202.17 / -4	OSTROM CHEVROLET 310 W. WHITTIER BOULEVARD MONTEBELLO CA	HIST TANK
Owner Name:	ARSEV, INC DBA OSTROM CHEVROLE			No of Containers:	2	
Owner Street:	310 WHITTIER BOULEVARD			County:	LOS ANGELES	
Owner City:	MONTEBELLO			Facility State:	CA	
Owner State:	CA			Facility Zip:	90640	
Owner Zip:	90640					
<u>34</u>	1 of 3	W	0.23 / 1,221.17	202.94 / -3	UNION OIL SERVICE STATION 085 318 WEST WHITTER BLVD. MONTEBELLO CA 90640	HHSS
County:	Los Angeles					
Tank Details Microfiche:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00028252.pdf					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
34	2 of 3	W	0.23 / 1,221.17	202.94 / -3	SERVICE STATION 0854 318 W WHITTER BLVD MONTEBELLO CA 90640	HHSS
County:		Los Angeles				
Tank Details Microfiche:		http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00028f9a.pdf				
34	3 of 3	W	0.23 / 1,221.17	202.94 / -3	UNION OIL SERVICE STATION #085 318 WEST WHITTIER BLVD. MONTEBELLO CA	HIST TANK
Owner Name:		UNION OIL COMPANY OF CALIFORNI		No of Containers:		1
Owner Street:		3701 WILSHIRE BOULEVARD - SUIT		County:		LOS ANGELES
Owner City:		LOS ANGELES		Facility State:		CA
Owner State:		CA		Facility Zip:		90640
Owner Zip:		90010				
35	1 of 1	SSE	0.23 / 1,226.36	183.18 / -23	ATLAS WIRE & CABLE, ROSEN ELEC 133 S VAN NORMAN MONTEBELLO CA 90640	EMISSIONS
<u>1987 Criteria Data</u>						
Facility ID:		35035		CERR Code:		
Facility SIC Code:		3694		TOGT:		.1
CO:		19		ROGT:		.09044
Air Basin:		SC		COT:		
District:		SC		NOXT:		
COID:		LA		SOXT:		
DISN:		SOUTH COAST AQMD		PMT:		0
CHAPIS:				PM10T:		0
<u>1987 Toxic Data</u>						
Facility ID:		35035		COID:		LA
Facility SIC Code:		3694		DISN:		SOUTH COAST AQMD
CO:		19		CHAPIS:		
Air Basin:		SC		CERR Code:		
District:		SC				
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						
<u>1990 Criteria Data</u>						
Facility ID:		35035		CERR Code:		
Facility SIC Code:		3694		TOGT:		1.3
CO:		19		ROGT:		1.17572
Air Basin:		SC		COT:		
District:		SC		NOXT:		
COID:		LA		SOXT:		
DISN:		SOUTH COAST AQMD		PMT:		0
CHAPIS:				PM10T:		0

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>1990 Toxic Data</u>						
Facility ID:	35035			COID:	LA	
Facility SIC Code:	3694			DISN:	SOUTH COAST AQMD	
CO:	19			CHAPIS:		
Air Basin:	SC			CERR Code:		
District:	SC					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						

36	1 of 1	NNW	0.23 / 1,235.30	208.02 / 2	MONTEBELLO USD FREMONT ELEMENTARY SCHL 200 W MADISON MONTEBELLO CA 90640	RCRA SQG
EPA Handler ID:	CAD982052052					
Gen Status Universe:	Small Quantity Generator					
Contact Name:	ENVIRONMENTAL MANAGER					
Contact Address:	200 W MADISON , , MONTEBELLO , CA, 90640 , US					
Contact Phone No and Ext:	213-726-1225					
Contact Email:						
Contact Country:	US					
County Name:	LOS ANGELES					
EPA Region:	09					
Land Type:	Other					
Receive Date:	19871008					
Location Latitude:	34.012422					
Location Longitude:	-118.100753					

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	19871008
Handler Name:	MONTEBELLO USD FREMONT ELEMENTARY SCHL
Federal Waste Generator Code:	2
Generator Code Description:	Small Quantity Generator
Source Type:	Notification

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>Owner/Operator Details</u>						
Owner/Operator Ind:	Current Owner				Street No:	
Type:	District				Street 1:	NOT REQUIRED
Name:	MONTEBELLO USD				Street 2:	
Date Became Current:					City:	NOT REQUIRED
Date Ended Current:					State:	ME
Phone:	415-555-1212				Country:	
Source Type:	Notification				Zip Code:	99999
Owner/Operator Ind:	Current Operator				Street No:	
Type:	District				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:	Notification				Zip Code:	99999
37	1 of 1	NE	0.23 / 1,235.78	213.14 / 7	CA	PFAS GW
Well ID:	1910091-004					
Latitude:	34.011742					
Longitude:	-118.096024					
Data Source(s):	Perfluorooctanoic Acid; 4,8-Dioxa-3H-perfluorononanoic acid; Perfluorobutanesulfonic acid; Perfluorododecanoic acid; Perfluorohexanoic acid; Perfluoroheptanoic acid; Perfluorohexanesulfonic acid; Perfluorononanoic acid; Perfluorooctadecanoic acid; Perfluorotetradecanoic acid; Perfluorotridecanoic acid; Perfluoroundecanoic acid					
<u>Perfluorooctanoic Acid</u>						
Chemical:	PFOA				RL:	UNK
Results:	15				Top of Screen (ft):	0
Date :	08/22/2019				Screen Length (ft):	47
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-004
Well Type:	MUNICIPAL				Other Names:	WELL 09
Well Depth (ft):						
<u>Perfluorooctanoic Acid</u>						
Chemical:	PFOA				RL:	UNK
Results:	12				Top of Screen (ft):	0
Date :	11/19/2019				Screen Length (ft):	47
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-004
Well Type:	MUNICIPAL				Other Names:	WELL 09
Well Depth (ft):						
<u>Perfluorooctanoic Acid</u>						
Chemical:	PFOA				RL:	UNK
Results:	14				Top of Screen (ft):	0
Date :	02/28/2020				Screen Length (ft):	47
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-004
Well Type:	MUNICIPAL				Other Names:	WELL 09
Well Depth (ft):						
<u>Perfluorooctanoic Acid</u>						
Chemical:	PFOA				RL:	UNK
Results:	15				Top of Screen (ft):	0

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date :	07/01/2019				Screen Length (ft):	47
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-004
Well Type:	MUNICIPAL				Other Names:	WELL 09
Well Depth (ft):						
<u>Perfluorooctanoic Acid</u>						
Chemical:	PFOA				RL:	UNK
Results:	15				Top of Screen (ft):	0
Date :	05/28/2019				Screen Length (ft):	47
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-004
Well Type:	MUNICIPAL				Other Names:	WELL 09
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA				RL:	UNK
Results:	1.7				Top of Screen (ft):	0
Date :	08/22/2019				Screen Length (ft):	47
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-004
Well Type:	MUNICIPAL				Other Names:	WELL 09
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA				RL:	UNK
Results:	9				Top of Screen (ft):	0
Date :	07/01/2019				Screen Length (ft):	47
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-004
Well Type:	MUNICIPAL				Other Names:	WELL 09
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA				RL:	UNK
Results:	1.8				Top of Screen (ft):	0
Date :	02/28/2020				Screen Length (ft):	47
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-004
Well Type:	MUNICIPAL				Other Names:	WELL 09
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA				RL:	UNK
Results:	8.7				Top of Screen (ft):	0
Date :	05/28/2019				Screen Length (ft):	47
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-004
Well Type:	MUNICIPAL				Other Names:	WELL 09
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA				RL:	UNK
Results:	1.7				Top of Screen (ft):	0
Date :	11/19/2019				Screen Length (ft):	47
Units:	NG/L				Source:	DHS

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Qualifer:	<				Source Name:	1910091-004
Well Type:	MUNICIPAL				Other Names:	WELL 09
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:		UNK
Results:	11			Top of Screen (ft):		0
Date :	08/22/2019			Screen Length (ft):		47
Units:	NG/L			Source:		DHS
Qualifer:				Source Name:		1910091-004
Well Type:	MUNICIPAL			Other Names:		WELL 09
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:		UNK
Results:	9.1			Top of Screen (ft):		0
Date :	11/19/2019			Screen Length (ft):		47
Units:	NG/L			Source:		DHS
Qualifer:				Source Name:		1910091-004
Well Type:	MUNICIPAL			Other Names:		WELL 09
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:		UNK
Results:	9			Top of Screen (ft):		0
Date :	07/01/2019			Screen Length (ft):		47
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-004
Well Type:	MUNICIPAL			Other Names:		WELL 09
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:		UNK
Results:	8.9			Top of Screen (ft):		0
Date :	05/28/2019			Screen Length (ft):		47
Units:	NG/L			Source:		DHS
Qualifer:				Source Name:		1910091-004
Well Type:	MUNICIPAL			Other Names:		WELL 09
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:		UNK
Results:	9.2			Top of Screen (ft):		0
Date :	02/28/2020			Screen Length (ft):		47
Units:	NG/L			Source:		DHS
Qualifer:				Source Name:		1910091-004
Well Type:	MUNICIPAL			Other Names:		WELL 09
Well Depth (ft):						
<u>Perfluorododecanoic acid</u>						
Chemical:	PFDOA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	11/19/2019			Screen Length (ft):		47
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-004
Well Type:	MUNICIPAL			Other Names:		WELL 09
Well Depth (ft):						

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

Perfluorododecanoic acid

Chemical:	PFDOA	RL:	UNK
Results:	1.7	Top of Screen (ft):	0
Date :	08/22/2019	Screen Length (ft):	47
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-004
Well Type:	MUNICIPAL	Other Names:	WELL 09
Well Depth (ft):			

Perfluorododecanoic acid

Chemical:	PFDOA	RL:	UNK
Results:	8.7	Top of Screen (ft):	0
Date :	05/28/2019	Screen Length (ft):	47
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-004
Well Type:	MUNICIPAL	Other Names:	WELL 09
Well Depth (ft):			

Perfluorododecanoic acid

Chemical:	PFDOA	RL:	UNK
Results:	9	Top of Screen (ft):	0
Date :	07/01/2019	Screen Length (ft):	47
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-004
Well Type:	MUNICIPAL	Other Names:	WELL 09
Well Depth (ft):			

Perfluorododecanoic acid

Chemical:	PFDOA	RL:	UNK
Results:	1.8	Top of Screen (ft):	0
Date :	02/28/2020	Screen Length (ft):	47
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-004
Well Type:	MUNICIPAL	Other Names:	WELL 09
Well Depth (ft):			

Perfluorohexanoic acid

Chemical:	PFHA	RL:	UNK
Results:	2.5	Top of Screen (ft):	0
Date :	02/28/2020	Screen Length (ft):	47
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-004
Well Type:	MUNICIPAL	Other Names:	WELL 09
Well Depth (ft):			

Perfluorohexanoic acid

Chemical:	PFHA	RL:	UNK
Results:	9	Top of Screen (ft):	0
Date :	07/01/2019	Screen Length (ft):	47
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-004
Well Type:	MUNICIPAL	Other Names:	WELL 09
Well Depth (ft):			

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

Chemical:	PFHA	RL:	UNK
Results:	2.3	Top of Screen (ft):	0
Date :	11/19/2019	Screen Length (ft):	47
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-004
Well Type:	MUNICIPAL	Other Names:	WELL 09
Well Depth (ft):			

Perfluorohexanoic acid

Chemical:	PFHA	RL:	UNK
Results:	3.1	Top of Screen (ft):	0
Date :	08/22/2019	Screen Length (ft):	47
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-004
Well Type:	MUNICIPAL	Other Names:	WELL 09
Well Depth (ft):			

Perfluorohexanoic acid

Chemical:	PFHA	RL:	UNK
Results:	8.7	Top of Screen (ft):	0
Date :	05/28/2019	Screen Length (ft):	47
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-004
Well Type:	MUNICIPAL	Other Names:	WELL 09
Well Depth (ft):			

Perfluoroheptanoic acid

Chemical:	PFHPA	RL:	UNK
Results:	2.1	Top of Screen (ft):	0
Date :	02/28/2020	Screen Length (ft):	47
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-004
Well Type:	MUNICIPAL	Other Names:	WELL 09
Well Depth (ft):			

Perfluoroheptanoic acid

Chemical:	PFHPA	RL:	UNK
Results:	1.9	Top of Screen (ft):	0
Date :	11/19/2019	Screen Length (ft):	47
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-004
Well Type:	MUNICIPAL	Other Names:	WELL 09
Well Depth (ft):			

Perfluoroheptanoic acid

Chemical:	PFHPA	RL:	UNK
Results:	2.6	Top of Screen (ft):	0
Date :	08/22/2019	Screen Length (ft):	47
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-004
Well Type:	MUNICIPAL	Other Names:	WELL 09
Well Depth (ft):			

Perfluoroheptanoic acid

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Chemical:	PFHPA			RL:	UNK	
Results:	9			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	47	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-004	
Well Type:	MUNICIPAL			Other Names:	WELL 09	
Well Depth (ft):						
 <u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	47	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-004	
Well Type:	MUNICIPAL			Other Names:	WELL 09	
Well Depth (ft):						
 <u>Perfluorohexanesulfonic acid</u>						
Chemical:	PFHXSA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	47	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-004	
Well Type:	MUNICIPAL			Other Names:	WELL 09	
Well Depth (ft):						
 <u>Perfluorohexanesulfonic acid</u>						
Chemical:	PFHXSA			RL:	UNK	
Results:	9			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	47	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-004	
Well Type:	MUNICIPAL			Other Names:	WELL 09	
Well Depth (ft):						
 <u>Perfluorohexanesulfonic acid</u>						
Chemical:	PFHXSA			RL:	UNK	
Results:	6.5			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	47	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-004	
Well Type:	MUNICIPAL			Other Names:	WELL 09	
Well Depth (ft):						
 <u>Perfluorohexanesulfonic acid</u>						
Chemical:	PFHXSA			RL:	UNK	
Results:	6.7			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	47	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-004	
Well Type:	MUNICIPAL			Other Names:	WELL 09	
Well Depth (ft):						
 <u>Perfluorohexanesulfonic acid</u>						
Chemical:	PFHXSA			RL:	UNK	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Results:	6.9				Top of Screen (ft):	0
Date :	02/28/2020				Screen Length (ft):	47
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-004
Well Type:	MUNICIPAL				Other Names:	WELL 09
Well Depth (ft):						
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA				RL:	UNK
Results:	3.4				Top of Screen (ft):	0
Date :	11/19/2019				Screen Length (ft):	47
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-004
Well Type:	MUNICIPAL				Other Names:	WELL 09
Well Depth (ft):						
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA				RL:	UNK
Results:	4				Top of Screen (ft):	0
Date :	08/22/2019				Screen Length (ft):	47
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-004
Well Type:	MUNICIPAL				Other Names:	WELL 09
Well Depth (ft):						
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA				RL:	UNK
Results:	8.7				Top of Screen (ft):	0
Date :	05/28/2019				Screen Length (ft):	47
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-004
Well Type:	MUNICIPAL				Other Names:	WELL 09
Well Depth (ft):						
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA				RL:	UNK
Results:	3.9				Top of Screen (ft):	0
Date :	02/28/2020				Screen Length (ft):	47
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-004
Well Type:	MUNICIPAL				Other Names:	WELL 09
Well Depth (ft):						
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA				RL:	UNK
Results:	9				Top of Screen (ft):	0
Date :	07/01/2019				Screen Length (ft):	47
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-004
Well Type:	MUNICIPAL				Other Names:	WELL 09
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA				RL:	UNK
Results:	2.7				Top of Screen (ft):	0
Date :	08/22/2019				Screen Length (ft):	47

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-004	
Well Type:	MUNICIPAL			Other Names:	WELL 09	
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	9			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	47	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-004	
Well Type:	MUNICIPAL			Other Names:	WELL 09	
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	2.9			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	47	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-004	
Well Type:	MUNICIPAL			Other Names:	WELL 09	
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	3.4			Top of Screen (ft):	0	
Date :	02/28/2020			Screen Length (ft):	47	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-004	
Well Type:	MUNICIPAL			Other Names:	WELL 09	
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	47	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-004	
Well Type:	MUNICIPAL			Other Names:	WELL 09	
Well Depth (ft):						
<u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	47	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-004	
Well Type:	MUNICIPAL			Other Names:	WELL 09	
Well Depth (ft):						
<u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA			RL:	UNK	
Results:	1.8			Top of Screen (ft):	0	
Date :	02/28/2020			Screen Length (ft):	47	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-004	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Well Type:	MUNICIPAL				Other Names:	WELL 09
Well Depth (ft):						
<u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA			RL:		UNK
Results:	9			Top of Screen (ft):		0
Date :	07/01/2019			Screen Length (ft):		47
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-004
Well Type:	MUNICIPAL			Other Names:		WELL 09
Well Depth (ft):						
<u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	08/22/2019			Screen Length (ft):		47
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-004
Well Type:	MUNICIPAL			Other Names:		WELL 09
Well Depth (ft):						
<u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA			RL:		UNK
Results:	8.7			Top of Screen (ft):		0
Date :	05/28/2019			Screen Length (ft):		47
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-004
Well Type:	MUNICIPAL			Other Names:		WELL 09
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	11/19/2019			Screen Length (ft):		47
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-004
Well Type:	MUNICIPAL			Other Names:		WELL 09
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	08/22/2019			Screen Length (ft):		47
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-004
Well Type:	MUNICIPAL			Other Names:		WELL 09
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:		UNK
Results:	1.8			Top of Screen (ft):		0
Date :	02/28/2020			Screen Length (ft):		47
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-004
Well Type:	MUNICIPAL			Other Names:		WELL 09
Well Depth (ft):						

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

Chemical:	PFTRIDA	RL:	UNK
Results:	8.7	Top of Screen (ft):	0
Date :	05/28/2019	Screen Length (ft):	47
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-004
Well Type:	MUNICIPAL	Other Names:	WELL 09
Well Depth (ft):			

Perfluorotridecanoic acid

Chemical:	PFTRIDA	RL:	UNK
Results:	9	Top of Screen (ft):	0
Date :	07/01/2019	Screen Length (ft):	47
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-004
Well Type:	MUNICIPAL	Other Names:	WELL 09
Well Depth (ft):			

Perfluoroundecanoic acid

Chemical:	PFUNDCA	RL:	UNK
Results:	8.7	Top of Screen (ft):	0
Date :	05/28/2019	Screen Length (ft):	47
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-004
Well Type:	MUNICIPAL	Other Names:	WELL 09
Well Depth (ft):			

Perfluoroundecanoic acid

Chemical:	PFUNDCA	RL:	UNK
Results:	1.7	Top of Screen (ft):	0
Date :	08/22/2019	Screen Length (ft):	47
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-004
Well Type:	MUNICIPAL	Other Names:	WELL 09
Well Depth (ft):			

Perfluoroundecanoic acid

Chemical:	PFUNDCA	RL:	UNK
Results:	1.7	Top of Screen (ft):	0
Date :	11/19/2019	Screen Length (ft):	47
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-004
Well Type:	MUNICIPAL	Other Names:	WELL 09
Well Depth (ft):			

Perfluoroundecanoic acid

Chemical:	PFUNDCA	RL:	UNK
Results:	9	Top of Screen (ft):	0
Date :	07/01/2019	Screen Length (ft):	47
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-004
Well Type:	MUNICIPAL	Other Names:	WELL 09
Well Depth (ft):			

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

Chemical:	PFUNDCA	RL:	UNK
Results:	1.8	Top of Screen (ft):	0
Date :	02/28/2020	Screen Length (ft):	47
Units:	NG/L	Source:	DHS
Qualifier:	<	Source Name:	1910091-004
Well Type:	MUNICIPAL	Other Names:	WELL 09
Well Depth (ft):			

38	1 of 5	NE	0.23 / 1,236.30	213.04 / 7	Montebello Land &Water Co. 344 East Madison Ave. Montebello CA 90640	SWF/LF
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SWIS No:	19-AA-0019	Latitude:	34.01179
EPA Fed Registry ID:		Longitude:	-118.0962
Operational Status:	Active	County:	Los Angeles
Regulatory Status:	Notification	Site ZIP:	90640
Site is Archived:	No	ARB District:	South Coast
Absorbed on:		SWRCB Region:	Los Angeles
Absorbed by:		Site Point of Contact:	Nai Teurn
Site Inert Debris Eng Fill:	Yes		
Closed Illegal Aband:	No		
Closed Illegal Aband Cat:			
Finance Assuran Responsible:	No		
Incorporated City:	Montebello		
Local Government:	Montebello		
Reporting Agency Legal Name:	County of Los Angeles		
Reporting Agency Department:	Department of Public Health		
Enforcing Agency Legal Name:	County of Los Angeles		
Enforcing Agency Department:	Department of Public Health		

Site Owners

Site Type:	Disposal Only	Contact Name:	Ken Bradbury
Owner Name:	Montebello Land And Water Co	Contact First Name:	Ken
Owner Address:	344 E Madison Ave	Contact Last Name:	Bradbury
Owner City:	Montebello	Contact Title:	General Manager
Owner State:	CA	Contact Email:	
Owner ZIP Code:	90640	Started On:	4/9/1996
Owner Phone:	(323) 722-8654		

Site Activities (Search Result)

ID:	3543	Act Regulatory Stat:	Notification
Act Opl Status:	Active	Activity Category:	Disposal
Site Name:	Montebello Land &Water Co.		
Activity:	Inert Debris Engineered Fill Operation		

Site Operators

Site Type:	Disposal Only	Is Archived:	No
Operator Name:	Montebello Land And Water Co	Contact Name:	Ken Bradbury
Operator Address:	344 E Madison Ave	Contact First Name:	Ken
Operator City:	Montebello	Contact Last Name:	Bradbury
Operator State:	CA	Contact Title:	General Manager
Operator ZIP Code:	90640	Contact Email:	
Operator Phone:	(323) 722-8654	Started on:	4/9/1996

Site Waste

Site Type:	Disposal Only	Activity Category:	Disposal
Waste Type:	Inert	Act Classification:	Solid Waste Operation

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Activity Oper Status:		Active	Activity Is Archived:		No	
Act Regulatory Stat:		Notification				
Activity:		Inert Debris Engineered Fill Operation				

Extra Details

Enforcement Agency (LEA/EA): Los Angeles County

Site Activities (Export)

WDR No:		Remaining Capacity:	
WDR Landfill Class:		Remaining Cap Dt:	
Act is Archived: No		Max Permit Cap: 150	
Act Opl Status: Active		Capacity UOM: Cubic Yards per year	
Act Regulatory Stat: Notification		Total Acreage: 2.00	
Activity Category: Disposal		Disposal Acreage: 20.00	
Act Classification: Solid Waste Operation		Permitted Elev :	
Cease Operation: 1/1/2015		Permitted Elev Tp:	
Cease Operation Tp: Estimated		Permitted Depth:	
Insp Frequency: Annual		Permitted Depth Tp:	
Incorporated City: Montebello		Site Name: Montebello Land &Water Co.	
Site Point of Contact: Nai Teurn			
Activity: Inert Debris Engineered Fill Operation			
Max Permitted Throughput: 42			
Throughput UOM: Tons per month			

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NE

0.23 /
1,236.30

213.04 /
7

344 E MADISON AVE
MONTEBELLO CA 90640

HMS LA

Site No: 011814
Area: 3H

Detail Info

Permit No: 00004005T	Permit Status Code: REM
Permit Cat Desc: Underground Storage Tank	Permit Category: T
Status Code: REM	File No: 011880
Status Desc: Equipment Removed	File Name: MONTEBELLO LAND & WATER CO
Permit Status Desc: Equipment Removed	
Permit Type: 0	
Permit Type Desc: Underground Storage Tank Operating Permit	

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MONTEBELLO LAND AND WATER
CO
344 E. MADISON AVENUE
MONTEBELLO CA 90640

HHSS

County: Los Angeles
Tank Details Microfiche: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00028071.pdf>

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NE

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1,236.30

213.04 /
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MONTEBELLO LAND AND WATER
CO
344 E MADISON AVE
MONTEBELLO CA 90640

CUPA
LA COUNTY

Facility ID: FA0016826
CERS ID: 10274914

Active Facility Details

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
PE:		1002				
PE:		3002				
<u>Inactive Facility Details</u>						
PE:		3500				
38	5 of 5	NE	0.23 / 1,236.30	213.04 / 7	MONTEBELLO LAND & WASTE CO 344 E MADISON AVE MONTEBELLO CA	UST SWEEPS
C C:	A19-000-11880		D Filename:		SITE04A	
BOE:			Page No:		456	
Comp:	11880		County:		LOS ANGELES	
Status:	ACTIVE		State :		CA	
No of Tanks:			Zip:			
Jurisdic:	LOS ANGELES COUNTY		Latitude:		34.011669	
Agency:	WASTE MANAGEMENT DEPARTMENT		Longitude:		-118.096785	
Phone:			Georesult:		S5HPNTSC-A	
39	1 of 2	SE	0.24 / 1,256.61	182.25 / -24	ARTS DISPOSAL SERVICES 127 SOUTH VAN NORMAN ROAD MONTEBELLO CA 90640	LUST
Global ID:	T0603738897		County:		LOS ANGELES	
Status:	COMPLETED - CASE CLOSED		Latitude:		34.00598	
Status Date:	5/24/2004		Longitude:		-118.097363	
Case Type:	LUST CLEANUP SITE					
Date Source:	LUST Cleanup Sites & Military UST Site from GeoTracker Project Search Results Export; LUST Cleanup Sites & Military UST Site from GeoTracker Cleanup Sites Data Download					
<u>LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail</u>						
RB Case No:			Potential COC:		Gasoline	
Local Case No:	16114-23676		How Discovered:		Tank Closure	
Begin Date:	3/10/1999		Stop Method:		Close and Remove Tank	
Lead Agency:	LOS ANGELES COUNTY		Stop Description:			
Local Agency:	LOS ANGELES COUNTY		Case Worker:		TS	
CUF Case:	NO		File Location:			
Potential Media of Concern:	Under Investigation					
How Discovered Description:						
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)					
DWR GW Subbasin Name:	Coastal Plain Of Los Angeles - Central (4-011.04)					
Disadvantaged Community:						
Calenviroscreen Score:	91-95%					
Site History:						
<u>LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity</u>						
Action Type:	ENFORCEMENT					
Date :	5/24/2004					
Action:	Closure/No Further Action Letter					
Action Type:	Other					
Date :	3/10/1999					
Action:	Leak Reported					
Action Type:	REMEDIATION					
Date :	3/10/1999					
Action:	Other (Use Description Field)					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Action Type: Other
Date : 3/10/1999
Action: Leak Discovery

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type:	Local Agency Caseworker	Address:	900 S. FREMONT AVE.
Contact Name:	TIM SMITH	Email:	tsmith@dpw.lacounty.gov
City:	ALHAMBRA	Phone No:	
Organization Name:	LOS ANGELES COUNTY		
Contact Type:	Regional Board Caseworker	Address:	320 W. 4TH ST., SUITE 200
Contact Name:	YUE RONG	Email:	yrong@waterboards.ca.gov
City:	Los Angeles	Phone No:	
Organization Name:	LOS ANGELES RWQCB (REGION 4)		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Completed - Case Closed
Status Date: 5/24/2004

Status: Open - Site Assessment
Status Date: 4/21/2004

Status: Open - Case Begin Date
Status Date: 3/10/1999

LUST Sites from GeoTracker Search - Regulatory Profile

Site Facility Name:	ARTS DISPOSAL SERVICES	Potential COC:	GASOLINE
Site Facility Type:	LUST CLEANUP SITE	Facility Type:	
Cleanup Status:	COMPLETED - CASE CLOSED	Composting Method:	
Project Status:		Address:	127 SOUTH VAN NORMAN ROAD
WDR Place Type:		City:	MONTEBELLO
WDR File:		Zip:	90640
WDR Order:		County:	LOS ANGELES
CUF Priority Assig:		CUF Claim:	
CUF Amount Paid:			
File Location:			
Designated Beneficial Use:	MUN, AGR, IND, PROC		
Project Oversight Agencies:			
Report Link:	https://geotracker.waterboards.ca.gov/profile_report?global_id=T0603738897		
Cleanup Status Detail:	COMPLETED - CASE CLOSED AS OF 5/24/2004		
Cleanup History Link:	https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603738897&tabname=regulatoryhistory		
Potential Media of Concern:	UNDER INVESTIGATION		
User Defined Beneficial Use:			
DWR GW Sub Basin:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
Post Closure Site Management:			
Future Land Use:			
Cleanup Oversight Agencies:	LOS ANGELES COUNTY (LEAD) - CASE #: 16114-23676 CASEWORKER: TIM SMITH LOS ANGELES RWQCB (REGION 4) CASEWORKER: YUE RONG		
Gndwater Monitoring Freque:			
Designated Beneficial Use Desc:	Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply		
Site History:			

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History

Status: Completed - Case Closed

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Date :	5/24/2004
Status:	Open - Site Assessment
Date :	4/21/2004
Status:	Open - Case Begin Date
Date :	3/10/1999

LUST Sites from GeoTracker Search - Cleanup Action Report (as of May 29, 2021)

Action Type:	OTHER (USE DESCRIPTION FIELD)	Begin Date:	3/10/1999
Phase:		End Date:	
Contaminant Mass Removed:			
Description:			

LUST Sites from GeoTracker Search - Regulatory Activities (as of May 29, 2021)

Action Type:	Other Regulatory Actions
Action Date:	5/24/2004
Received Issue Date:	5/24/2004
Action:	Closure/No Further Action Letter
Doc Link:	
Title Description Comments:	

Action Type:	Leak Action
Action Date:	3/10/1999
Received Issue Date:	
Action:	Leak Discovery
Doc Link:	
Title Description Comments:	

Action Type:	Leak Action
Action Date:	3/10/1999
Received Issue Date:	
Action:	Leak Reported
Doc Link:	
Title Description Comments:	

Action Type:	Cleanup Action
Action Date:	3/10/1999
Received Issue Date:	
Action:	Other (Use Description Field)
Doc Link:	
Title Description Comments:	

39	2 of 2	SE	0.24 / 1,256.61	182.25 / -24	ED SARKISSIAN RUBBISH CO 127 S VAN NORMAN RD PICO RIVERA CA	UST SWEEPS
C C:	A19-000-7781			D Filename:	SITE04A	
BOE:				Page No:	523	
Comp:	7781			County:	LOS ANGELES	
Status:	ACTIVE			State :	CA	
No of Tanks:	2			Zip:		
Jurisdict:	LOS ANGELES COUNTY			Latitude:	0	
Agency:	WASTE MANAGEMENT DEPARTMENT			Longitude:	0	
Phone:				Georesult:	N	

Tank Details

Tank ID:	000002	S Contain:
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
O Tank ID:	19-000-007781-000002			Stg:	W	
SWRCB No:				Storage :		
Removed:				Storag Type:	WASTE	
Installed:				P Contain:		
A Date:	06-30-89			Content:		
Capac:				ONA:		
Tank Use:	UNKNOWN			D File Name:	TANK4A	
 <u>Tank Details</u>						
Tank ID:	000001			S Contain:		
O Tank ID:				Stg:	W	
SWRCB No:	19-000-007781-000001			Storage :		
Removed:				Storag Type:	WASTE	
Installed:				P Contain:		
A Date:	06-30-89			Content:		
Capac:				ONA:		
Tank Use:	UNKNOWN			D File Name:	TANK4A	

40	1 of 1	SE	0.24 / 1,258.68	181.77 / -24	RUBBISH HAULERS INC 121 VAN NORMAN RD MONTEBELLO CA 90640	RCRA NON GEN
EPA Handler ID:	CAD046435137					
Gen Status Universe:	No Report					
Contact Name:	ENVIRONMENTAL MANAGER					
Contact Address:	121 VAN NORMAN RD , , MONTEBELLO , CA, 90640 , US					
Contact Phone No and Ext:	213-722-3978					
Contact Email:						
Contact Country:	US					
County Name:	LOS ANGELES					
EPA Region:	09					
Land Type:	Other					
Receive Date:	19801026					
Location Latitude:	34.006064					
Location Longitude:	-118.09638					

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Receive Date:		19801026				
Handler Name:		RUBBISH HAULERS INC				
Source Type:		Notification				
Federal Waste Generator Code:		N				
Generator Code Description:		Not a Generator, Verified				
<u>Owner/Operator Details</u>						
Owner/Operator Ind:		Current Owner		Street No:		
Type:		Private		Street 1:		NOT REQUIRED
Name:		EDWARD SARKISSIAN		Street 2:		
Date Became Current:				City:		NOT REQUIRED
Date Ended Current:				State:		ME
Phone:		415-555-1212		Country:		
Source Type:		Notification		Zip Code:		99999
Owner/Operator Ind:		Current Operator		Street No:		
Type:		Private		Street 1:		NOT REQUIRED
Name:		NOT REQUIRED		Street 2:		
Date Became Current:				City:		NOT REQUIRED
Date Ended Current:				State:		ME
Phone:		415-555-1212		Country:		
Source Type:		Notification		Zip Code:		99999

[41](#) 1 of 1 NE 0.24 / 214.46 / 1,277.07 8 CA PFAS GW

Well ID: 1910091-003
Latitude: 34.011982
Longitude: -118.096191
Data Source(s): Perfluorooctanoic Acid; 4,8-Dioxa-3H-perfluorononanoic acid; Perfluorobutanesulfonic acid; Perfluorododecanoic acid; Perfluorohexanoic acid; Perfluoroheptanoic acid; Perfluorohexanesulfonic acid; Perfluorononanoic acid; Perfluorooctadecanoic acid; Perfluorotetradecanoic acid; Perfluorotridecanoic acid; Perfluoroundecanoic acid

Perfluorooctanoic Acid

Chemical:	PFOA	RL:	UNK
Results:	13	Top of Screen (ft):	0
Date :	07/01/2019	Screen Length (ft):	70
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-003
Well Type:	MUNICIPAL	Other Names:	WELL 08A
Well Depth (ft):			

Perfluorooctanoic Acid

Chemical:	PFOA	RL:	UNK
Results:	11	Top of Screen (ft):	0
Date :	01/15/2020	Screen Length (ft):	70
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-003
Well Type:	MUNICIPAL	Other Names:	WELL 08A
Well Depth (ft):			

Perfluorooctanoic Acid

Chemical:	PFOA	RL:	UNK
Results:	9.8	Top of Screen (ft):	0
Date :	05/28/2019	Screen Length (ft):	70
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-003
Well Type:	MUNICIPAL	Other Names:	WELL 08A

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Well Depth (ft):						
<u>Perfluorooctanoic Acid</u>						
Chemical:	PFOA			RL:	UNK	
Results:	9.5			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorooctanoic Acid</u>						
Chemical:	PFOA			RL:	UNK	
Results:	13			Top of Screen (ft):	0	
Date :	02/28/2020			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorooctanoic Acid</u>						
Chemical:	PFOA			RL:	UNK	
Results:	13			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	1.8			Top of Screen (ft):	0	
Date :	02/28/2020			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	1.8			Top of Screen (ft):	0	
Date :	01/15/2020			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:	UNK	
Results:	6			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:	UNK	
Results:	11			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:	UNK	
Results:	7.3			Top of Screen (ft):	0	
Date :	01/15/2020			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Chemical:	PFBSA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:	UNK	
Results:	8.4			Top of Screen (ft):	0	
Date :	02/28/2020			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorododecanoic acid</u>						
Chemical:	PFDOA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorododecanoic acid</u>						
Chemical:	PFDOA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorododecanoic acid</u>						
Chemical:	PFDOA			RL:	UNK	
Results:	1.8			Top of Screen (ft):	0	
Date :	02/28/2020			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorododecanoic acid</u>						
Chemical:	PFDOA			RL:	UNK	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Results:	1.8				Top of Screen (ft):	0
Date :	01/15/2020				Screen Length (ft):	70
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-003
Well Type:	MUNICIPAL				Other Names:	WELL 08A
Well Depth (ft):						
 <u>Perfluorododecanoic acid</u>						
Chemical:	PFDOA				RL:	UNK
Results:	1.7				Top of Screen (ft):	0
Date :	08/22/2019				Screen Length (ft):	70
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-003
Well Type:	MUNICIPAL				Other Names:	WELL 08A
Well Depth (ft):						
 <u>Perfluorododecanoic acid</u>						
Chemical:	PFDOA				RL:	UNK
Results:	1.7				Top of Screen (ft):	0
Date :	11/19/2019				Screen Length (ft):	70
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-003
Well Type:	MUNICIPAL				Other Names:	WELL 08A
Well Depth (ft):						
 <u>Perfluorohexanoic acid</u>						
Chemical:	PFHA				RL:	UNK
Results:	8.7				Top of Screen (ft):	0
Date :	05/28/2019				Screen Length (ft):	70
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-003
Well Type:	MUNICIPAL				Other Names:	WELL 08A
Well Depth (ft):						
 <u>Perfluorohexanoic acid</u>						
Chemical:	PFHA				RL:	UNK
Results:	1.7				Top of Screen (ft):	0
Date :	11/19/2019				Screen Length (ft):	70
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-003
Well Type:	MUNICIPAL				Other Names:	WELL 08A
Well Depth (ft):						
 <u>Perfluorohexanoic acid</u>						
Chemical:	PFHA				RL:	UNK
Results:	1.8				Top of Screen (ft):	0
Date :	01/15/2020				Screen Length (ft):	70
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-003
Well Type:	MUNICIPAL				Other Names:	WELL 08A
Well Depth (ft):						
 <u>Perfluorohexanoic acid</u>						
Chemical:	PFHA				RL:	UNK
Results:	2.1				Top of Screen (ft):	0
Date :	08/22/2019				Screen Length (ft):	70

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorohexanoic acid</u>						
Chemical:	PFHA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorohexanoic acid</u>						
Chemical:	PFHA			RL:	UNK	
Results:	1.8			Top of Screen (ft):	0	
Date :	02/28/2020			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:	UNK	
Results:	1.8			Top of Screen (ft):	0	
Date :	02/28/2020			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Well Type:	MUNICIPAL				Other Names:	WELL 08A
Well Depth (ft):						
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:		UNK
Results:	1.8			Top of Screen (ft):		0
Date :	01/15/2020			Screen Length (ft):		70
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-003
Well Type:	MUNICIPAL			Other Names:		WELL 08A
Well Depth (ft):						
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:		UNK
Results:	8.7			Top of Screen (ft):		0
Date :	07/01/2019			Screen Length (ft):		70
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-003
Well Type:	MUNICIPAL			Other Names:		WELL 08A
Well Depth (ft):						
<u>Perfluorohexanesulfonic acid</u>						
Chemical:	PFHXSA			RL:		UNK
Results:	8.7			Top of Screen (ft):		0
Date :	05/28/2019			Screen Length (ft):		70
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-003
Well Type:	MUNICIPAL			Other Names:		WELL 08A
Well Depth (ft):						
<u>Perfluorohexanesulfonic acid</u>						
Chemical:	PFHXSA			RL:		UNK
Results:	4.7			Top of Screen (ft):		0
Date :	11/19/2019			Screen Length (ft):		70
Units:	NG/L			Source:		DHS
Qualifer:				Source Name:		1910091-003
Well Type:	MUNICIPAL			Other Names:		WELL 08A
Well Depth (ft):						
<u>Perfluorohexanesulfonic acid</u>						
Chemical:	PFHXSA			RL:		UNK
Results:	6.3			Top of Screen (ft):		0
Date :	02/28/2020			Screen Length (ft):		70
Units:	NG/L			Source:		DHS
Qualifer:				Source Name:		1910091-003
Well Type:	MUNICIPAL			Other Names:		WELL 08A
Well Depth (ft):						
<u>Perfluorohexanesulfonic acid</u>						
Chemical:	PFHXSA			RL:		UNK
Results:	6.6			Top of Screen (ft):		0
Date :	08/22/2019			Screen Length (ft):		70
Units:	NG/L			Source:		DHS
Qualifer:				Source Name:		1910091-003
Well Type:	MUNICIPAL			Other Names:		WELL 08A
Well Depth (ft):						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>Perfluorohexanesulfonic acid</u>						
Chemical:	PFHXS			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorohexanesulfonic acid</u>						
Chemical:	PFHXS			RL:	UNK	
Results:	6.1			Top of Screen (ft):	0	
Date :	01/15/2020			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA			RL:	UNK	
Results:	4.5			Top of Screen (ft):	0	
Date :	02/28/2020			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA			RL:	UNK	
Results:	3.4			Top of Screen (ft):	0	
Date :	01/15/2020			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA			RL:	UNK	
Results:	3.2			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA			RL:	UNK	
Results:	4.5			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	2.9			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	3.9			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	3.6			Top of Screen (ft):	0	
Date :	01/15/2020			Screen Length (ft):	70	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-003	
Well Type:	MUNICIPAL			Other Names:	WELL 08A	
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>Chemical:</u>						
Results:	PFNDCA			RL:	UNK	
Date :	4.3			Top of Screen (ft):	0	
Units:	02/28/2020			Screen Length (ft):	70	
Qualifer:	NG/L			Source:	DHS	
Well Type:				Source Name:	1910091-003	
Well Depth (ft):	MUNICIPAL			Other Names:	WELL 08A	
<u>Perfluorooctadecanoic acid</u>						
<u>Chemical:</u>						
Results:	PFNDCA			RL:	UNK	
Date :	8.7			Top of Screen (ft):	0	
Units:	05/28/2019			Screen Length (ft):	70	
Qualifer:	NG/L			Source:	DHS	
Well Type:	<			Source Name:	1910091-003	
Well Depth (ft):	MUNICIPAL			Other Names:	WELL 08A	
<u>Perfluorotetradecanoic acid</u>						
<u>Chemical:</u>						
Results:	PFTEDA			RL:	UNK	
Date :	8.7			Top of Screen (ft):	0	
Units:	05/28/2019			Screen Length (ft):	70	
Qualifer:	NG/L			Source:	DHS	
Well Type:	<			Source Name:	1910091-003	
Well Depth (ft):	MUNICIPAL			Other Names:	WELL 08A	
<u>Perfluorotetradecanoic acid</u>						
<u>Chemical:</u>						
Results:	PFTEDA			RL:	UNK	
Date :	1.7			Top of Screen (ft):	0	
Units:	11/19/2019			Screen Length (ft):	70	
Qualifer:	NG/L			Source:	DHS	
Well Type:	<			Source Name:	1910091-003	
Well Depth (ft):	MUNICIPAL			Other Names:	WELL 08A	
<u>Perfluorotetradecanoic acid</u>						
<u>Chemical:</u>						
Results:	PFTEDA			RL:	UNK	
Date :	1.8			Top of Screen (ft):	0	
Units:	01/15/2020			Screen Length (ft):	70	
Qualifer:	NG/L			Source:	DHS	
Well Type:	<			Source Name:	1910091-003	
Well Depth (ft):	MUNICIPAL			Other Names:	WELL 08A	
<u>Perfluorotetradecanoic acid</u>						
<u>Chemical:</u>						
Results:	PFTEDA			RL:	UNK	
Date :	1.8			Top of Screen (ft):	0	
Units:	02/28/2020			Screen Length (ft):	70	
Qualifer:	NG/L			Source:	DHS	
Well Type:	<			Source Name:	1910091-003	
Well Depth (ft):	MUNICIPAL			Other Names:	WELL 08A	
<u>Perfluorotetradecanoic acid</u>						
<u>Chemical:</u>						
Results:	PFTEDA			RL:	UNK	
Date :	8.7			Top of Screen (ft):	0	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date :	07/01/2019				Screen Length (ft):	70
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-003
Well Type:	MUNICIPAL				Other Names:	WELL 08A
Well Depth (ft):						
<u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA				RL:	UNK
Results:	1.7				Top of Screen (ft):	0
Date :	08/22/2019				Screen Length (ft):	70
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-003
Well Type:	MUNICIPAL				Other Names:	WELL 08A
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA				RL:	UNK
Results:	8.7				Top of Screen (ft):	0
Date :	07/01/2019				Screen Length (ft):	70
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-003
Well Type:	MUNICIPAL				Other Names:	WELL 08A
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA				RL:	UNK
Results:	1.8				Top of Screen (ft):	0
Date :	01/15/2020				Screen Length (ft):	70
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-003
Well Type:	MUNICIPAL				Other Names:	WELL 08A
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA				RL:	UNK
Results:	1.7				Top of Screen (ft):	0
Date :	08/22/2019				Screen Length (ft):	70
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-003
Well Type:	MUNICIPAL				Other Names:	WELL 08A
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA				RL:	UNK
Results:	1.8				Top of Screen (ft):	0
Date :	02/28/2020				Screen Length (ft):	70
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-003
Well Type:	MUNICIPAL				Other Names:	WELL 08A
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA				RL:	UNK
Results:	8.7				Top of Screen (ft):	0
Date :	05/28/2019				Screen Length (ft):	70
Units:	NG/L				Source:	DHS

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Qualifer:	<				Source Name:	1910091-003
Well Type:	MUNICIPAL				Other Names:	WELL 08A
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	11/19/2019			Screen Length (ft):		70
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-003
Well Type:	MUNICIPAL			Other Names:		WELL 08A
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	8.7			Top of Screen (ft):		0
Date :	07/01/2019			Screen Length (ft):		70
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-003
Well Type:	MUNICIPAL			Other Names:		WELL 08A
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	11/19/2019			Screen Length (ft):		70
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-003
Well Type:	MUNICIPAL			Other Names:		WELL 08A
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	08/22/2019			Screen Length (ft):		70
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-003
Well Type:	MUNICIPAL			Other Names:		WELL 08A
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	1.8			Top of Screen (ft):		0
Date :	01/15/2020			Screen Length (ft):		70
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-003
Well Type:	MUNICIPAL			Other Names:		WELL 08A
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	1.8			Top of Screen (ft):		0
Date :	02/28/2020			Screen Length (ft):		70
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-003
Well Type:	MUNICIPAL			Other Names:		WELL 08A
Well Depth (ft):						

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

Perfluoroundecanoic acid

Chemical:	PFUNDCA	RL:	UNK
Results:	8.7	Top of Screen (ft):	0
Date :	05/28/2019	Screen Length (ft):	70
Units:	NG/L	Source:	DHS
Qualifier:	<	Source Name:	1910091-003
Well Type:	MUNICIPAL	Other Names:	WELL 08A
Well Depth (ft):			

42	1 of 3	W	0.25 / 1,293.83	201.78 / -4	321 W WHITTIER BLVD MONTEBELLO CA 90640	HMS LA
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Site No: 030883
Area: 3H

Detail Info

Permit No:	000478655	Permit Status Code:	REM
Permit Cat Desc:	Underground Storage Tank	Permit Category:	T
Status Code:	REM	File No:	046576
Status Desc:	Equipment Removed	File Name:	WHITTIER BLVD PROPERTIES LLC
Permit Status Desc:	Equipment Removed		
Permit Type:	0		
Permit Type Desc:	Underground Storage Tank Operating Permit		

42	2 of 3	W	0.25 / 1,293.83	201.78 / -4	SEIDNERS COLLISION CENTER INC- MONTEBELLO 321 W WHITTIER BLVD MONTEBELLO CA 90640-5323	RCRA NON GEN
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EPA Handler ID: CAL000304069
Gen Status Universe: No Report
Contact Name: RON STEWART
Contact Address: 2525 E WORKMAN AVE , , WEST COVINA , CA, 91791 ,
Contact Phone No and Ext: 626-859-7555
Contact Email: RON@1SCC.COM
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20060303
Location Latitude: 34.008926
Location Longitude: -118.103138

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Used Oil Transporter:		No				
Used Oil Transfer Facility:		No				
Used Oil Processor:		No				
Used Oil Refiner:		No				
Used Oil Burner:		No				
Used Oil Market Burner:		No				
Used Oil Spec Marketer:		No				
<u>Hazardous Waste Handler Details</u>						
Sequence No:		1				
Receive Date:		20060303				
Handler Name:		SEIDNERS COLLISION CENTER INC- MONTEBELLO				
Source Type:		Implementer				
Federal Waste Generator Code:		N				
Generator Code Description:		Not a Generator, Verified				
<u>Owner/Operator Details</u>						
Owner/Operator Ind:		Current Owner			Street No:	
Type:		Other			Street 1:	2525 E WORKMAN AVE
Name:		SEIDNER & CO CORP			Street 2:	
Date Became Current:					City:	WEST COVINA
Date Ended Current:					State:	CA
Phone:		626-859-7555			Country:	
Source Type:		Implementer			Zip Code:	91791-1535
Owner/Operator Ind:		Current Operator			Street No:	
Type:		Other			Street 1:	2525 E WORKMAN AVE
Name:		RON STEWART			Street 2:	
Date Became Current:					City:	WEST COVINA
Date Ended Current:					State:	CA
Phone:		626-859-7555			Country:	
Source Type:		Implementer			Zip Code:	91791
42	3 of 3	W	0.25 / 1,293.83	201.78 / -4	SEIDNER'S COLLISION CENTERS- MONTEBELLO 321 W WHITTIER BLVD MONTEBELLO CA 90640	CUPA LA COUNTY
Facility ID:		FA0029873				
CERS ID:		10284988				
<u>Active Facility Details</u>						
PE:		1002				
PE:		3001				
<u>Inactive Facility Details</u>						
PE:		7124				
43	1 of 8	SE	0.25 / 1,316.27	180.46 / -26	ROSEN'S ELECTRICAL EQUIPMENT 8226 E. WHITTIER BLVD. PICO RIVERA CA 90660	RESPONSE
Estor/EPA ID:		19360068			Permit Renewal Lead:	
Site Code:		300369, 301279			Project Manager:	DON INDERMILL
Nat Priority List:		NO			Supervisor:	ANDRES CANO
Acres:		2 ACRES			Public Partici Spclst:	ERGLAE GOMEZ
Special Program:					Census Tract:	6037500700

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Funding:	RESPONSIBLE PARTY			County:	LOS ANGELES	
Assembly District:	58			Latitude:	34.0058026685508	
Senate District:	32			Longitude:	-118.095742164461	
School District:						
APN:	6348-021-006, 6348021006					
Cleanup Status:	CERTIFIED / OPERATION & MAINTENANCE AS OF 5/11/2021					
Cleanup Oversight Agencies:	DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY					
Site Type:	STATE RESPONSE OR NPL					
Office:	CLEANUP CHATSWORTH					
Past Use that Caused Contam:	EQUIPMENT/INSTRUMENT REPAIR, JUNKYARD, RECYCLING - OTHER, RECYCLING - SCRAP METAL, TRANSFORMER REPAIR					
Potential Media Affected:	AQUIFER USED FOR DRINKING WATER SUPPLY AFFECTED, SOIL					
Potential Contaminant of Concern:						

DIOXIN (AS 2,3,7,8-TCDD TEQ)
POLYCHLORINATED BIPHENYLS (PCBS)
VOLATILE ORGANICS (8260B VOCS)

Site History:

The property is located at 8226 East Whittier Boulevard in Pico Rivera, California, bounded by Whittier Boulevard on the north, Van Norman Road on the west, the Union Pacific Railroad (UPRR) 12-15-foot elevated tracks on the south.

The Site is largely flat, at an elevation of approximately 170 feet above mean sea level, in an urbanized alluvial plain in the Los Angeles Basin. The Site is surrounded to the west and south by industrial facilities and to the north by small business, residences and a church.

From 1948 to the 1980s, REEC and its predecessor(s) reclaimed copper from the cores of used electrical transformers. Used old or surplus transformers were obtained from entities, including but not limited to, utility companies, municipalities and the federal government. On occasion, oils from transformers were released into the environment as the transformers were handled, reclaimed and/or stored. Because of operations at the former facility, surface and subsurface soils were impacted with hazardous wastes such as polychlorinated biphenyls (PCBs), petroleum hydrocarbons, volatile organic compounds (VOCs), metals, dioxins and furans. These compounds were found in different matrix media as result of waste discharge to the surface. Previously investigations performed at the former Facility associated the presence of these compounds in different matrix media to oils from transformers formerly serviced at the site, maintenance activities and fugitive dust from on-site furnaces used to remove materials from recyclables.

Transformers were handled and stored on and adjacent to the former unpaved area located in the southeastern quadrant of the former Facility. Recycling furnaces were located approximately 70 feet (ft.) from the southeastern quadrant of the former Facility. REEC relocated its operation from the Site in 2008. On or about July 6, 2010, the REEC's property was sold to Whittier Pine LLC by TC Pan (Whittier Pine LLC) and leased to Pacific Eagle Construction Supply Inc. (Pacific Eagle). Currently, the Site is used as a storage yard and staging area.

Site Regulatory History Regarding to the Presence of PCBs at the Site:

- From April 2, 1975 to March 30, 1983, City of Pico Rivera issued three Notices of Violations and Orders to Comply to the facility.
- On April 7, 1975, Los Angeles Regional Water Quality Control Board (LARWQCB) notified REEC that discharges of water used to cool transformers during copper recovery operations into an adjacent drainage ditch was not in accordance with the California Water Code.
- On April 6, 1981, Department of County Engineer – Facilities Sanitation Division issued an investigation report that wastewater from transformer washing operation was been discharged to the ground.
- On July 8, 1981, County of Los Angeles, Office of the District Attorney, Consumer and Environment Protection Division, notified the facility that the County of Los Angeles would file a lawsuit against REEC due multiple violations of Section 17200 of the California Business and Professions Code and have indicated that soil samples collected at the facility reported concentrations of PCBs ranging from 92 to 21,000 mg/kg.
- On January 10, 1984, USEPA, Region 9, issued a Toxic Substances Control Act (TSCA) PCB Investigation Report. The report indicated potential violations according to 40 CFR 761.180, since no annual document had been prepared for 1981, 1982 and 1983 covering shipments of PCB-contaminated soil and PCB capacitors.
- On March 27, 1984, County of Los Angeles, Department of Health Services issued a letter directing the facility to comply with California Health and Safety Code (HSC) sections 25189 and 25191.
- On June 22, 1984, State of California- Health and Welfare Agency, Department of Health Services issued a Notice of Violation and Directive to Comply to the facility.
- On January 1986, State of California- Health and Welfare Agency, Department of Health Services issued a Preliminary Assessment Summary. This document indicated that was unknown whether the Site had been adequately assessed for removal of contaminated soils. Off-site subsurface contamination was assessed as potentially extensive because of the facility's historical discharges of wastewater into the unlined Arroyo Ditch.
- On June 17, 1986, Ecology and Environment performed a site inspection under USEPA contract no. 68-01-6692. Inspection recommendations

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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included referral of the Site to the United States Environmental Protection Agency (USEPA)'s enforcement section for possible TSCA violations, and referral to the local Health Department for additional sampling activities.

- On May 5, 1993, DTSC assumed lead agency status for REEC facility based on the fact there is known groundwater contamination and LARWQCB refused to accept oversight alleging that the environmental concerns at the subject property was more related to exposures and potential risk from soil and equipment contaminations, not groundwater concerns.
 - On February 2, 1996, DTSC issued an Imminent and Substantial Endangerment Determination and Order and Remedial Action Order's (I&SE-RAO), Docket No. I&SE-RAO 05/06-002 to the Respondent (REEC). The purpose of this Order was to ensure that any release or threatened release of hazardous substances to the air, soil, surface water and ground water at or from the Site would be thoroughly investigated and that a plan to take appropriate removal/remedial actions would be prepared. DTSC alleged that the Responsible Party (REEC) and several other parties were potentially responsible for the contamination of the Site.
 - From August 1997 through August 1999, a formal remedial investigation (RI) was conducted at the Site. Results from the RI indicated that the lateral and vertical extent of PCBs-impacted soil in the former unpaved area in the southeast quadrant was consistent with localized releases from previous operations at the facility. Released oil containing PCBs locally infiltrated the former unpaved area and seeped vertically into the deeper sandy soil vadose zone. The RI data indicated that the vertical distribution of PCBs with concentrations above 10 mg/kg extended to 60 feet below grade surface (bgs) near monitoring well RMW-2 and boring BD-1 (later converted into monitoring well RDW-1). The presence of PCBs in the porous media at a depth below the ground water was interpreted in the RI as result of past spills at periods of deep groundwater levels, due to recurrent groundwater piezometric elevation fluctuations, consequently, promoting a large smear profile area and inducing downward vertical transport of PCBs.
 - The final Remedial Investigation/Feasibility Study (RI/FS) Report was submitted to the DTSC in October 1999, and was approved by the DTSC on June 18, 2000. A Remedial Action Plan (RAP) was submitted to DTSC in August 2003. The remedial actions proposed in the RAP included excavation and removal of PCB contaminated soils beneath specific areas of the Site, installation of an engineered cap, placement of a deed restriction on the property where contamination would be left in place at levels that prevent unrestricted use, and groundwater monitoring. The chosen remedy was implemented on both facility's area of concerns (AOC)#1 (the south-central portion of the former unpaved area located in the southeast corner of the Facility) and AOC#2 (along a surface drainage path adjacent to the south of the REEC's property within the railroad right-of-way). The RAP was approved by DTSC on December 16, 2004.
 - On July 19, 2005, DTSC issued an I&SE-RAO, Docket No. I&SE-RAO 95/96-002, to the Respondents: REEC, Aaron Berman, an individual, Berman Steel Company, Pacific Gas and Electric Company, Southern California Edison Company, San Diego Gas and Electric, City of Anaheim, City of Los Angeles Department of Water and Power, City of Pasadena Water and Power Department, Sacramento Municipal Utility District and United States of America, by and through the Defense Logistics Agency. The Order determined that the Respondents must continue interim groundwater monitoring in accordance with DTSC's approved RAP, furnishing a Public Participation Plan, provide a Remedial Design (RD) describing in detail the technical and operational plans for implementation of the Final RAP, implementation of Final RAP, O&M requirements in accordance with the Final RAP and Five-Year Review to review and reevaluate the remedial action after a period of 5 years from the date of completion and every 5 years thereafter.
- Because the Site will remain as an industrial parcel for foreseeable future, the Non-Governmental Respondents selected soil excavation of impacted soils at the two areas of concerns, off-site disposal of the unearthed soil materials to permitted facility(s) (landfill), installation of an engineering cap on both areas of concerns (AOCs), placement of a deed restriction on the properties where contamination will be left in place to allow oversight access to conduct groundwater monitoring and restrict beneficial end use. Additionally, long term post-closure groundwater monitoring and maintenance of AOC#1 and AOC#2 engineering caps were recommended to preclude unacceptable impacts to groundwater quality.
- The RAP was implemented from September 2006 through February 2007 and involved the removal and off-site disposal of some of the contaminated soil to permitted facility(s) (landfill). Both AOC#1 and AOC#2 excavation areas were backfilled with clean fill to meet requirements set forth on October 2001 DTSC's fact sheet "Information Advisory – Clean Fill Material", and covered with engineered surface cap.
- Following excavation and back filling with clean soil, areas designed as AOCs were covered with an impermeable engineering cap. Final Closure Report was submitted to DTSC in April 2007 and approved in September 2007.
- According to 2007 Final Closure Report, construction of AOC#1 engineered cap included final site grading, placement of cap foundation layer, base layer, and asphalt cover and associated drainage structures. Prior to placement of low permeability asphalt material at the areas of concern, a test batch was conducted at the asphalt batch plant and tested for conformance with the design mix and performance specifications. Testing results indicated that batch material met the performance for permeability, but had a lower than desired structural stability. Further, due to narrow space availability for construction within AOC#2, an alternate approach for achieving the cap permeability requirements was implemented. As a result, a double-coat pavement seal was placed over the low permeability mix asphalt in AOC#2. It was assumed that due to AOC#2 is in a non-traffic area, the seal coat would not experience any wear from point surface loads, such as vehicles.
- On October 12, 2009, a Covenant to restrict the use of a limited portion of former REEC property was made by and between Boardwalk Company, LLC (previous Site Owner) and DTSC pursuant to Civil Code section 1471. The restricted areas were located in the areas now generally bounded by a drainage ditch on the east, the northern boundary of the transformer repair building on the north, the machine shop on the west, and the UPRR's Right of Way on the south, containing the area referred to as AOC#).
 - On October 28, 2009, a Covenant to restrict the use of property was made by and between the UPRR and DTSC pursuant to Civil Code section 1471. The property is a portion of Covenantor's railroad Right of Way, which is also generally describes as Los Angeles County Assessor's Parcel No. 6348-021-807, containing the area referred to as AOC#2.
 - On November 30, 2009, DTSC, Non-Governmental Respondents, Local Governmental Respondents, and Federal Governmental Respondent entered into an Operation and Maintenance Consent Agreement (Consent Agreement), Docket No. HAS-CA 08/09-130, pursuant to HSC sections 25355.59a(1)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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(C), 58009, and 58010, and sections 113(f)(2) and 113(f)(3)(B) of Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The Consent Agreement directed that the Non-Governmental Respondent shall be responsible for carrying out all activities and obligations determined in the O&M Plan that was submitted to DTSC in April 2007 and approved in September 5, 2007. Among the scheduled activities listed in the O&M Plan; ground water shall be monitored annually; groundwater wells (alternative point of compliance wells) shall be inspected semi-annually; final cover shall be inspected quarterly in the first year, semi-annually in the second and third years, and from the fourth year forward, annually; drainage system inspection shall be conducted on a quarterly basis; and the Non-Governmental Respondents shall review and reevaluate the remedial action after a period of 5 years from the date of completion and every 5 years thereafter.

• On June 15, 2010, DTSC issued a Removal Action Certification Form. DTSC determined that all appropriate removal/remedial action were completed and that all acceptable engineering practices implemented; however, the Site requires ongoing O&M and monitoring efforts according to the approved 2009 O&M Plan. O&M activities have been performed at the Site pursuant to 2005 I&SE-RAO and 2009 Consent Agreement, which includes annual groundwater monitoring, maintenance of groundwater monitoring systems, inspection and maintenance of the engineered asphalt cap, monitoring and maintenance of settlement monuments and drainage system inspection and maintenance, as well as associated reporting to DTSC. Alternative point of compliance wells have been monitored since 1999 and O&M activities, including post-closure monitoring and maintenance of AOC#1 and AOC#2, have been performed at the Site since February 2007, subsequent to completion of PCBs impacted soils removal and AOC capping activities.

Alternative point of compliance wells consist of five (5) monitoring wells. RMW-2 is located within the limits of the AOC#1 capped area. RMW-4 is located just beyond the southwestern facility boundary. RMW-5 is located to the southwest of the former Facility, south of RMW-4 and approximately 340 ft. from RMW-2. RMW-6 is located just beyond the northwestern facility boundary. RMW-7 is located approximately 320 ft. beyond the south.

Based on the information provided in the 2016 FYR Report, DTSC has concurred with the Non-Governmental Respondents' determination that: (i) the implemented remedy continues to be protective of human health; and (ii) the asphalt cover installed in the AOC#1 is currently preventing surface water infiltration that would promote/enhance percolation of chemical of concerns that may reside/be present in the unsaturated porous media beneath the asphalt cover.

Asphalt cover installed in AOC#2 was rectified to ensure that the remedy functions as intended. The following repairing actions were conducted at AOC#2: (i) placement of seal coat or binder in a gap between the REEC's southern perimeter wall and the ground surface along the AOC#2 northern limits; (ii) cleaning out gravels/vegetation that have been deposited/grown in the culvert outlets that transect the UPRR elevated rail track adjacent to the AOC#2 southern limits; and (iii) resealing the asphalt cover 2.

Groundwater elevations have decreased to levels below the alternative point of compliance (POC) monitoring wells' screens. Since 2014 this has prevented the Non-Governmental Respondents from collecting environmental groundwater samples to determine whether the remedy's objectives of protecting groundwater quality are being met.

Status:	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS
Program Type:	STATE RESPONSE
CalEnviroScreen Score:	76-80%
Summary Link:	https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=19360068

Land Use Restrictions

Site Management Requirements:	ASPHALT COVER NOT TO BE DISTURBED WITHOUT APPROVAL DAY CARE CENTER PROHIBITED ELDER CARE CENTER PROHIBITED HOSPITAL USE PROHIBITED LAND USE COVENANT NO EXCAVATION OF CONTAMINATED SOILS WITHOUT AGENCY REVIEW AND APPROVAL NOTIFY AFTER CHANGE OF PROPERTY OWNER NOTIFY DAMAGES TO REMEDY AND MONITORING SYSTEMS UPON DISCOVERY NOTIFY PRIOR TO SUBSURFACE WORK PUBLIC OR PRIVATE SCHOOL FOR PERSONS UNDER 21 PROHIBITED RESIDENCE USE PROHIBITED Deed Restriction-Rosen's property Title: Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?cmd=radocuments&global_id=19360068&enforcement_id=6009544 Date Recorded: 11/5/2009
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Site Management Requirements:	ASPHALT COVER NOT TO BE DISTURBED WITHOUT APPROVAL DAY CARE CENTER PROHIBITED ELDER CARE CENTER PROHIBITED HOSPITAL USE PROHIBITED LAND USE COVENANT NO EXCAVATION OF CONTAMINATED SOILS WITHOUT AGENCY REVIEW AND APPROVAL NOTIFY AFTER CHANGE OF PROPERTY OWNER PUBLIC OR PRIVATE SCHOOL FOR PERSONS UNDER 21 PROHIBITED RESIDENCE USE PROHIBITED Deed Restriction-UP property Title: Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Recorded:		cmd=radocuments&global_id=19360068&enforcement_id=6017334 11/5/2009				
<u>Completed Activities</u>						
Title:		City of Pico Rivera - Notice of Violation and Order to Comply				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394224				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		4/2/1975				
Comments:		Notice of Violation issued by the City of Pico Rivera on April 2, 1975. Discharge of industrial waste and failure to submit plant and correct the violations.				
Title:		REEC Self Monitoring and Reporting				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394209				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/4/1982				
Comments:		Letter sent on January 4, 1982 - Report is not available in the Repository File Room				
Title:		Site code Correction to Docket No. HSA-CA 08/09-130				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60403506				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Amendment - Order/Agreement				
Date Completed:		12/2/2015				
Comments:		Notification Letter issued on December 2, 2015				
Title:		Proposed Change in Groundwater Monitoring Schedule				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393448				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		11/29/2007				
Comments:		Letter submitted on November 29, 2007				
Title:		County of Los Angeles_Department of County Engineer_Project Planning and Pollution Control Division _Inspection Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394283				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		4/15/1983				
Comments:						
Title:		Notice of Proposed Determination of Noncompliance with Order I&SE 95/96-003				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394928				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		11/9/1999				
Comments:						
Title:		DTSC Letter Review - Stormwater Discharge Control Plan				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394922	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/2/1998				
Comments:						
Title:		Deed Restriction-Rosen's property				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=6009544				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Land Use Restriction				
Date Completed:		11/5/2009				
Comments:		The Rosen's RP group has not reached agreement on the documents.				
Title:		Site Screening				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Site Screening				
Date Completed:		7/28/1993				
Comments:		LA County referred site to DTSC for state oversight on March 3, 1993. The county was responsible for the oversight of investigations over the last three years. The referral is based on the state's experience with GW investigations. Investigations indicate soil contamination as high as 2400 ppm, 17 ppb of PCB degradation products (ie. 1,4 - dichloro- benzene) in GW, and C12-C30 chains of oil as deep as twenty feet bgs in the saturated zone.				
Title:		Termination of O&M Trust Agreement related to DTSC Consent Agreement HSA-CA 08/09-130				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60405708				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Financial Assurance Documentation				
Date Completed:		2/10/2016				
Comments:						
Title:		2009 Annual Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60389719				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		2/27/2015				
Comments:		Draft Document was accept as final. Any discrepancy will be addressed in future monitoring reports				
Title:		Monthly Summary Report for April 2007				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393425				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		5/15/2007				
Comments:		Approval Letter is not available in the File Room				
Title:		Public Participation Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393845				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:		Public Participation Plan / Community Relations Plan				
Date Completed:		7/15/1997				
Comments:		Approval letter is not available in the Repository File Room				
Title:		Removal and Remedial Preliminary Assessment				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393979				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		8/1/2000				
Comments:		Approval letter is not available in the Repository File Room				
Title:		Designated Project Engineer/Geologist - REEC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394856				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/12/1996				
Comments:		Fluor Daniel Environmental Services was selected by REEC to act on their behalf as Project Engineer				
Title:		Proposal for Site Investigation to Determine Lateral Extent of Soil Contaminated with PCB				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394350				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/8/1991				
Comments:		Proposal Letter submitted on February 8, 1991. DTSC comments regarding subject letter is not available in the Repository File Room				
Title:		Extension Request for Field Sampling Event				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393452				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		9/1/2005				
Comments:		Letter submitted on November 1, 2005				
Title:		Application for Access to Union Pacific Railroad Property				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394890				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		8/8/1997				
Comments:						
Title:		City of Pico Rivera - Notice of Violation and Order to Comply				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394237				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		4/6/1981				
Comments:		City of Pico Rivera issued a Notice of Violation and Order to Comply : Immediately cease and desist from discharging wastewater to the ground from transformer washing operation				
Title:		Rosen's Electric Site: Public Participation Activities				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394863				
Area Name:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		7/3/1996				
Comments:		Letter presented the revised final version of community survey letter and questionnaire in English and Spanish				
Title:		Rosen's Electric Site: Fence and Post				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394860				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/22/1996				
Comments:		Letter informed that the fence and signs met all the requirement of Section 5.1.2 of the I&?SE 95/96-003				
Title:		Climate Atlas of United States - June 1968				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393874				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		8/1/1988				
Comments:						
Title:		DHS Cover Letter - Ecological and Environment Site Inspection Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394328				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		9/17/1986				
Comments:		Ecological and Environment Site Inspection Report is not available in the Chatsworth File Room				
Title:		Transformers sold to REEC that allegedly did not contain mineral oil with PCBs				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394291				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		9/1/1983				
Comments:		Clarification about some transformers that allegedly did not contain mineral oil with PCBs at the time of purchasing transaction. Later REEC was informed that these transformers had mineral oil with PCBs				
Title:		2017 REEC Annual Site Inspection Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60413991				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Land Use Restriction - Site Inspection/Visit				
Date Completed:		12/4/2017				
Comments:		Activity completed on December 4, 2017				
Title:		LUC Inspection Site Visit				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Land Use Restriction - Site Inspection/Visit				
Date Completed:		5/19/2010				
Comments:						
Title:		Interim Report - Site Mitigation Feasibility Study				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394343				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		3/11/1991				
Comments:						
Title:		Request for Documents Related to REEC Facility				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394387				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/13/1994				
Comments:		Letter issued by Morrison & Foerster				
Title:		2012 Annual Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60303249				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		9/13/2012				
Comments:		Reviewed & Sent out.				
Title:		Final RI/FS Workplan Revisions				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394881				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/30/1997				
Comments:						
Title:		Uniform Hazardous Waste Manifest				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394251				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		8/1/1981				
Comments:						
Title:		Quarterly Progress Report No. 02				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394868				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		7/26/1996				
Comments:						
Title:		Background Concentration and PEA-based Criteria				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394932				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		2/11/2000				
Comments:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Project Geologist Designation https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393379	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					REEC Letter - Submission of Stormwater Contingency Plan https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394228	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					California Hazard Ranking System - Guidance Manual https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393868	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					2014 Annual Groundwater Monitoring Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393460	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Operation and Maintenance Report 5/30/2014 Approval Letter is not available in the File Room	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Weekly Construction Meeting Minutes https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393455	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Other Report 10/17/2006 Submitted document is a meeting minutes. There is no requirement for DTSC approval	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Site Assessment and Mitigation Work Plan https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394334	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Technical Workplan 2/1/1990	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					County of Los Angeles - Fire Department - Possible Employee Exposure to PCBs https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394359	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Correspondence 2/7/1992	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:						
Title:					Review of RTC to DTSC Letter December 2, 2015	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60405514	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Correspondence			
Date Completed:			2/5/2016			
Comments:			Letter issued on 2/5/2016			
Title:					DTSC Letter - Stormwater Discharge	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394927	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Correspondence			
Date Completed:			8/5/1999			
Comments:						
Title:					Annual Site Report	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390758	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Operation and Maintenance Report			
Date Completed:			6/21/2018			
Comments:						
Title:					County of Los Angeles_Department of Industrial Relation - Division of Occupation Safety and Health - Complaint of Unsafe Condition	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394242	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Other Report			
Date Completed:			4/7/1981			
Comments:						
Title:					Annual DTSC Oversight Cost Estimate FY2015_2016	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60400322	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Annual Oversight Cost Estimate			
Date Completed:			9/10/2015			
Comments:			cost estimate completed			
Title:					Remedial Action Implementation	
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Fieldwork			
Date Completed:			2/9/2007			
Comments:			PCB contaminated soil excavated to 20 feet. Six thousand five hundred tons of PCB contaminated soil was excavated and disposed to Kettleman Hills disposal facility. Five thousand gallons of PCB and 1,1-DCE wash water was soil also removed from site. Engineered asphalt cap placed on the southeast corner of the Rosen's property and also on Union Pacific Railroad property.			
Title:					Individual Grant Deed _Irvin Rosen	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393316	
Area Name:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Financial Assurance Documentation				
Date Completed:		8/31/1990				
Comments:						
Title:		Well Installation Workplan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60431516				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Well Installation Workplan				
Date Completed:		5/25/2018				
Comments:						
Title:		Response to required Financial Assurance documents				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60392974				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/26/2015				
Comments:		Email sent to Responsible Party addressing submitted questions.				
Title:		Monthly Summary Report for April 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393399				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		5/15/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		Remedial Action Completion Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=6011912				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Remedial Action Completion Report				
Date Completed:		9/5/2007				
Comments:		The report details the remediation activities which included excavation and off-site disposal of PCB-contaminated soil and placement of engineered caps on the southeatern portion of the Rosen's property and also on the Union Pacific railroad property adjacent to Rosen's.				
Title:		Request to Align Groundwater Monitor Program with Other Site Activites				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394857				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/12/1996				
Comments:		Request was made in order to assure that the proposed groundwater monitoring activity was undertaken pursuant to the guiding documents (i.e., Health and Safety Plan, Quality Assurance Project Plan and Sampling and Analysis Plan) which were required to be submitted with the RI/FS Workplan				
Title:		C2REM Letter - Sampling Status and Availability of Samples				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394917				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/10/1998				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:						
Title:					UPRR Right of Entry - Draft	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394895	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		10/20/1997				
Comments:		Only a Draft document is available in the Repository File Room				
Title:					Notice - Draft Consent Order for REEC Site	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393859	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		4/10/1995				
Comments:		Notice letter sent to several responsible parties - April 7 and 10, 1995				
Title:					DHS - Hazardous Materials Sample Analysis Request	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394281	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		4/8/1983				
Comments:						
Title:					Stormwater Monitoring and Site Evaluation Report	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393975	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		6/1/2000				
Comments:		Approval letter is not available in the Repository File Room				
Title:					Memorandum - Review of Risk Assessment of RI/FS Workplan	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394870	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		10/7/1996				
Comments:						
Title:					DHS - Statement of Facts of Investigation held June 18, 1984	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394321	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		7/1/1984				
Comments:						
Title:					Operations and Maintenance Workplan / Report	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=5010821	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Plan				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Completed:		9/5/2007				
Comments:		The report details the schedule for maintenance of the cap and groundwater monitoring.				
Title:		2006 Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393449				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		12/22/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		Memorandum of Meeting held on December 1, 1994				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394394				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/9/1994				
Comments:		Memorandum of a meeting held on December 1, 1994 among DTSC's representatives, Mr. William Rosen and two attorneys from Latham & Watkins acting as his counsel.				
Title:		Discussion with RWQCB Regarding Transfer Oversight Responsibility				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394360				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/10/1992				
Comments:		Letter indicated concerns in regards to proposal changes in oversight responsibility				
Title:		Estimated oversight cost 2018-19				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60452796				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Annual Oversight Cost Estimate				
Date Completed:		9/28/2018				
Comments:						
Title:		Request for a Meeting of Potentially Responsible Parties				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394353				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		10/17/1991				
Comments:		Letter sent to all PRP on October 17, 1991				
Title:		DHS _Facility Inspection Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394315				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		6/18/1984				
Comments:						
Title:		Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60398129				
Area Name:						
Area Link:						
Sub Area:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		7/17/2018				
Comments:						
Title:		Monthly Summary Report for December 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393416				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		1/15/2007				
Comments:		Approval Letter is not available in the File Room				
Title:		Notification Letter - 2016 Annual Site Inspection				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60409868				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/31/2016				
Comments:		Letter issued on May 31, 2016				
Title:		Monthly Summary Report for June 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393403				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		7/17/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		Geotechnical Investigation and Development of Recommendations for Temporary Excavations Adjacent to Railroad Line				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393318				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		8/13/2003				
Comments:		Approval Letter is not available in the File Room				
Title:		Response to Request to a Meeting - November 17, 1994				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394393				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		11/4/1994				
Comments:		Latham & Watkins Letter identifying personnel that will attend the meeting on November 16, 1994.				
Title:		Monthly Summary Report for October 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393412				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		11/15/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		Remedial Action Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=5010825				
Area Name:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Remedial Action Plan				
Date Completed:		12/16/2004				
Comments:						
Title:		Fact Sheet # 3 - Proposed Cleanup of Soil and Groundwater Monitoring				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394985				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Fact Sheets				
Date Completed:		10/1/2004				
Comments:						
Title:		REEC Self Monitoring and Reporting				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394289				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		7/18/1983				
Comments:		Letter sent on June 18, 1983 - Report are not available in the Repository File Room				
Title:		County of Los Angeles - Office of the District Attorney - Decision of not Initiate a Lawsuit -				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394947				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/22/1982				
Comments:						
Title:		City of Pico Rivera - Notice of Violation and Order to Comply				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394278				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		3/30/1983				
Comments:		Notice of violation indicated that REEC shall immediately cease and desist discharging water to the dirt trench at the east boundary of the property.				
Title:		Respose to DTSC Correspondence Dated February 5 2016				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60407713				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		3/31/2016				
Comments:						
Title:		Notice of Violation and Directive to Comply				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394320				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		6/22/1984				
Comments:		DHS issued a Notice of Violation as result of an field inspection held on June 18, 1984 which revealed that the subject facility was transporting, storing and disposing hazardous waste in violation of the Hazardous Waste Control Law (Section25100 et seq H & S code)				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title:		Memorandum - Census and Geographical Data - City of Pico Rivera and Montebello				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393862				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/11/1994				
Comments:		Memorandum indicated resident population in cities of Pico Rivera and Montebello				
Title:		Annual DTSC Oversight Cost Estimate FY 2017/2018				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60431503				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Annual Oversight Cost Estimate				
Date Completed:		8/18/2017				
Comments:						
Title:		Latham & Watkins Letter - Field Activities Adjacent to REEC Site				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394921				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		8/25/1998				
Comments:						
Title:		Ralph Stone Cover Letter - Status Report for Investigation and Cleanup of Contaminated Soils				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394346				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/26/1990				
Comments:		Letter Report submitted on December 26, 1990				
Title:		Ecology and Environment - Comments to Call received from REEC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394326				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		8/5/1986				
Comments:		Letter provided comments in regards to a call from REEC indicating concerns about Site Inspection Report, dated June 16, 1986.				
Title:		Proposal for Work Plan for Sampling Concrete Surfaces for PCB Contamination				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394356				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Workplan				
Date Completed:		11/13/1991				
Comments:						
Title:		Proposal Sampling Procedure for PCBs in Concrete				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394351				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Completed:		2/28/1991				
Comments:		Proposal Letter submitted on February 28, 1991. DTSC comments regarding subject letter is not available in the Repository File Room				
Title:		Technical Memorandum No. 1 - Proposed Additional Offsite Soil Sampling				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394936				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		6/20/2000				
Comments:						
Title:		DTSC Letter- Current Status Update - Manzanar Action Committee				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394911				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/23/1998				
Comments:						
Title:		California Hazardous Waste Manifest				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394246				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		4/30/1981				
Comments:						
Title:		California Regional Water Quality Control Board - Los Angeles Region - NO APPROVAL - Stormwater Discharge and Waste Spillage				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394257				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		3/8/1982				
Comments:						
Title:		2015 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60405340				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		4/18/2016				
Comments:						
Title:		2014 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60395390				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		12/2/2015				
Comments:						
Title:		Monthly Summary Report for November 2006				
Title Link:						
Area Name:						
Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Technical Report						
12/15/2006						
Approval Letter is not available in the File Room						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Correspondence						
5/6/1999						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
County of Los Angeles - Department of Health Services - Approval of PCB contaminated soil clean-up activities						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394263						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Correspondence						
5/11/1982						
DHS issued an approval letter on May 11, 1982 in regards to clean-up activities of PCB Contaminated Soil						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
REEC Self Monitoring and Reporting						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394221						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Correspondence						
2/15/1985						
Letter sent on February 15, 1985 - Report is not available in the Repository File Room						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
REEC - Investigation Status - Clean-up Report						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394255						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Technical Report						
11/2/1981						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
2010 Annual Groundwater Monitoring Report						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60389705						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Operation and Maintenance Report						
5/20/2010						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Project Coordinator Designation						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393358						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Correspondence						
8/4/2005						
Several letters were submitted to DTSC informing that Dean Charles was designated as Project Coordinator.						
Title:						
Title Link:						
Area Name:						
DTSC Approval Letter - RI/FS Workplan						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394880						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/22/1997				
Comments:						
Title:		DTSC Letter Review - RI/FS Workplan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394873				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/15/1997				
Comments:						
Title:		Response to Community Assessment Questionnaire				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394864				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Community Profile				
Date Completed:		7/20/1996				
Comments:						
Title:		Remedial Design				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=6010368				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Design/Implementation Workplan				
Date Completed:		6/30/2006				
Comments:		The Remedial Design which includes excavation shoring design, transportation Plan, and engineered asphalt cap design is approved 6/30/2006.				
Title:		Communication Plan and Coordination Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393380				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Public Participation Plan / Community Relations Plan				
Date Completed:		8/18/2005				
Comments:		Approval letter is not available in the File Room				
Title:		Monthly Summary Report for August 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393408				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		9/15/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		Notification of Field Sampling and Field Activity				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393453				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		9/6/2005				
Comments:		Letter submitted on September 6, 2005				
Title:		REEC Hazardous Materials Survey				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394233	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		3/30/1981				
Comments:						
Title:		Monthly Summary Report for May 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393401				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		6/15/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		Proposition 65 Notification				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394924				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/11/1999				
Comments:						
Title:		Quarterly Progress Report No. 01				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394858				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		4/30/1996				
Comments:						
Title:		Monthly Summary Report for January 2007				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393418				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		2/15/2007				
Comments:		Approval Letter is not available in the File Room				
Title:		DHS - Hazardous Materials Sample Analysis Request				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394305				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		5/12/1984				
Comments:						
Title:		Monthly Summary Report for March 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393397				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		4/17/2006				
Comments:		Approval Letter is not available in the File Room				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Memorandum - South Coast Air Quality Management District Investigation of Furnace https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394915	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					California Regional Water Quality Control Board - Los Angeles Region - Non Compliance of Wastewater Discharge https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394225	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Screening Site Inspection Reassessment https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393839	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Preliminary Assessment Report 7/13/1990 Subject document recommended (US EPA)Not Further Remedial Action. Subsequent investigation indicated that subject site pose risk to Human Health and the Environment. Envirostor selection reflects information provided in subsequent investigation - further remedial action was requested	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					REEC Self Monitoring and Reporting https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394323	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					DHS Letter Report - PCB Contaminated Soil https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394297	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Technical Report 3/27/1984	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					REEC - Stormwater Maintenance Activities https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394271	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Correspondence 4/12/1983 Letter notify that due to heavy storm event, storm water overflow towards the Arroyo Ditch along the property	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link:					Underground Storage Tank Case Closure - REEC https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394874	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:		No Further Action Letter				
Date Completed:		2/6/1997				
Comments:		No Further Action Letter issued by Los Angeles Regional Water Quality Control Board				
Title:		Consent Order				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Consent Order				
Date Completed:		2/26/1996				
Comments:		A consent order was signed between DTSC and 9 of the 10 PRPs for the site. The I&S/E Order was rescinded for all those signing the consent order. The I&S/E order remains in effect for the 1 PRP not signing.				
Title:		New Individual for Southern California Edison Company's Service of Process				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394400				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		10/4/1995				
Comments:		Letter issued by Southern California Edison Company indicating a new individual for service process				
Title:		Draft RI/FS Work Plan - Cover Letter				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394861				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/31/1996				
Comments:		Cover Letter of submitted Draft RI/FS Work Plan prepared by Fluor Daniel Environmental				
Title:		Screening Site Inspection Reassessment				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394339				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Site Screening				
Date Completed:		7/13/1990				
Comments:						
Title:		DTSC Letter - Oversight Costs				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394920				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		8/14/1998				
Comments:						
Title:		Dioxin and Furan Analyses				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394918				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		8/4/1998				
Comments:						
Title:		City of Anaheim Notification Letter of Project Coordinator				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394210				
Area Name:						
Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Correspondence						
1/5/1996						
Letter sent by City of Anaheim on January 5, 1996 indicating new project coordinator						
Title:						
Title Link:						
City of Pasadena - Notification of Project Coordinator						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394208						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Correspondence						
Date Completed:						
1/2/1996						
Comments:						
Letter sent by City of Pasadena on January 2, 1996						
Title:						
Title Link:						
Request for Extension for Installation of Groundwater Monitoring Wells						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394347						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Correspondence						
Date Completed:						
1/14/1991						
Comments:						
Reasons for the request was explained during scoping meeting held on January 8, 1991						
Title:						
Title Link:						
Communication that DTSC will be the lead agency for REEC Facility						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394361						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Correspondence						
Date Completed:						
5/5/1993						
Comments:						
Letter issued by County of Los Angeles - Fire Department						
Title:						
Title Link:						
REEC Self Monitoring and Reporting						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394302						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Correspondence						
Date Completed:						
4/9/1984						
Comments:						
Letter sent on April 9, 1984. Self Monitoring and Reporting is not available in the Repository File Room						
Title:						
Title Link:						
5-Year Review of Remedial Action - Letter Request						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60405513						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Correspondence						
Date Completed:						
2/5/2016						
Comments:						
Letter issued on 2/5/2016						
Title:						
Title Link:						
DHS - Letter Notice of Violation and Directive to Comply						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394301						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Letter - Notice						
Date Completed:						
4/9/1984						
Comments:						
Inspection revealed storage waste capacitors in violation of the Hazardous Waste Control Law						
Title:						
County of Los Angeles Department of County Engineer Project Planning and Pollution Control Division Industrial Waste Survey						
Title Link:						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394231						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		3/5/1976				
Comments:						
Title:		Supplemental Data - Laboratory Analysis				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394330				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		4/6/1989				
Comments:						
Title:		REEC _ Drainage Plan (Stormwater Polution Prevention Plan)				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394286				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Workplan				
Date Completed:		5/6/1983				
Comments:						
Title:		2016 REEC Annual Site Inspection Report - DTSC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60409840				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Land Use Restriction - Site Inspection/Visit				
Date Completed:		5/31/2016				
Comments:		Report reviewed and approved on May 31, 2016				
Title:		Location and Size of Files Involved in the REEC Project				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394382				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		9/15/1993				
Comments:		Letter presented the location and size of files involved with forty subpoena associated with REEC Facility Project				
Title:		DHS _ PCB Contaminated Soil Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394295				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		12/14/1983				
Comments:						
Title:		Monthly Summary Report for January 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393394				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		2/15/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		Soil Contamination on Union Pacific Railroad Property Adjacent to REEC				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394207	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Correspondence			
Date Completed:			2/24/2000			
Comments:			Letter sent to UPRR notifying that soil adjacent to REEC along UPRR rail track has been characterized as impacted with PCBs			
Title:					Rosen's Electric Site: Public Participation Plan	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394882	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Correspondence			
Date Completed:			5/16/1997			
Comments:						
Title:					Interim Report and Site Mitigation Study Report	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393831	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Feasibility Study Report			
Date Completed:			7/12/1990			
Comments:			Approval Letter is not available in the Repository File Room			
Title:					REEC Self Monitoring and Reporting	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394266	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Correspondence			
Date Completed:			6/30/1982			
Comments:						
Title:					Project Engineer Designation	
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Correspondence			
Date Completed:			12/15/2005			
Comments:			Approval Letter is not available in the File Room			
Title:					Remedial Action Plan - REEC	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394940	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Remedial Action Plan			
Date Completed:			1/10/2002			
Comments:						
Title:					Removal Action Certification Form	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393454	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Certification			
Date Completed:			6/15/2010			
Comments:			Removal Action Certification Form was signed on June 15, 2010			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title:		Workplan for Investigation to Support Remedial Action Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394979				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Workplan				
Date Completed:		3/28/2003				
Comments:						
Title:		City of Los Angeles - Office of the City Attorney - Review of Documents				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394978				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/11/2003				
Comments:						
Title:		DTSC Letter - Response to Comments - Public Participation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394900				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		11/6/1997				
Comments:						
Title:		DTSC Letter Review - Draft RI/FS Workplan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394914				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		6/28/2000				
Comments:						
Title:		REEC Field Sampling Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394217				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		1/9/1998				
Comments:						
Title:		Toxics Assessment Group - Request of Clarification				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394884				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		7/29/1997				
Comments:						
Title:		South Coast Air Quality Management District - Permit to Operate				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394871				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		11/1/1996				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:						
Title:					2009 Annual Site Report	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390750	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Operation and Maintenance Report	
Date Completed:					1/11/2010	
Comments:					During calendar year 2009, semi-annual site inspections were performed on February 2 and September 30, with a quarterly drainage inspection performed on November 19, 2009. Other activities performed during the 2009 calendar year included groundwater monitoring on March 4, 2009 and surveying of settlement markers on November 19, 2009.	
Title:					2005 Groundwater Monitoring Report	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393445	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Operation and Maintenance Report	
Date Completed:					1/30/2006	
Comments:					Approval Letter is not available in the File Room	
Title:					Remedial Investigation / Feasibility Study	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=5010826	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Remedial Investigation / Feasibility Study	
Date Completed:					12/6/2000	
Comments:					The Remedial Investigation showed on-site PCB, dioxin-furan soil contamination; on-site PCB and VOC groundwater contamination; and off-site PCB soil and groundwater contamination. Detailed analysis of alternatives in the Feasibility Study included an asphalt cap, thermal blankets and wells, and excavation.	
Title:					Inspection Warrant - REEC and Affidavit	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394916	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Inspection Warrant	
Date Completed:					3/30/1998	
Comments:						
Title:					DHS - Preventive Health Services - Report of Investigation	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394235	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Other Report	
Date Completed:					4/1/1981	
Comments:						
Title:					County of Los Angeles_Department of County Engineer_Industrial Waste Division_Chemical Analysis of Sample	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394226	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Other Report	
Date Completed:					4/9/1975	
Comments:						
Title:					New Project Coordinator for Non-Governmental Respondents	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394404	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/29/1995				
Comments:		Latham & Watkins was designated as Project Coordinator for Rosen's Electrical Equipment Company, Southern California Edison Company, Sacramento Municipal Utility District, Pacific Gas and Electric Company, Aaron Berman Steel Company and San Diego Gas and Electric Company				
Title:		Revised Public Participation Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394983				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Public Participation Plan / Community Relations Plan				
Date Completed:		8/1/2004				
Comments:						
Title:		Limited Access Requirement - REEC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394854				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/4/1996				
Comments:		Letter issued by C2REM				
Title:		Letter Report - Disposal of PCB Contaminated Soil in Roll-off Bin				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394336				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		9/25/1989				
Comments:						
Title:		County of Los Angeles_Department of County Engineer_Project Planning and Pollution Control Division _				
Title Link:		Chemical Analysis Request				
Area Name:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394293				
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		12/9/1983				
Comments:						
Title:		Field Change Request				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/6/2007				
Comments:						
Title:		Monthly Summary Report for July 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393405				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		8/15/2006				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:		Approval Letter is not available in the File Room				
Title:		Proposed Material Handling Activities/Analytical Data Reports				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394946				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		10/23/2000				
Comments:						
Title:		Imminent and Substantial Endangerment Order and Consent Order - REEC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393886				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Imminent and/or Substantial Endangerment Order				
Date Completed:		2/26/1996				
Comments:		Consent Order between REEC and DTSC only				
Title:		Request of Extension				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394403				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/29/1995				
Comments:		City of Anaheim and City of Los Angeles requested extension to discuss the Imminent and Substantial Endangerment Determination and Remedial Action Order				
Title:		REEC Self Monitoring and Reporting				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394285				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/19/1983				
Comments:		Letter sent on April 19, 1983 - Report are not available in the Repository File Room				
Title:		2010 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390751				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		1/31/2011				
Comments:		During calendar year 2010, semi-annual site inspections were performed on February 19 and August 30. Other activities performed during the 2010 calendar year included groundwater monitoring on March 24, 2010 and surveying of settlement markers on September 27, 2010.				
Title:		2008 Annual Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393441				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		4/15/2008				
Comments:		Approval Letter is not available in the File Room				
Title:		CEQA				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=5016507				
Area Name:						
Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area:						
Sub Area Link:						
Document Type:		CEQA - Initial Study/ Neg. Declaration				
Date Completed:		12/16/2004				
Comments:		The RAP includes excavation of 4,000 cu. yds. of PCB-contaminated soil, cap, deed restriction, ground water monitoring - Public comments were addressed. An Initial Study, Negative Declaration, and De Minimus Finding were completed for this PCB-contaminated site. No comments on the draft Negative Declaration were received.				
Title:		Draft Analytical Results - EPA Method 8280				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394892				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		10/17/1997				
Comments:						
Title:		Memorandum - Groundwater Sampling and Analysis Report				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/19/1999				
Comments:						
Title:		Hazardous Material Sample Analysis Request and Analysis				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394902				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		11/13/1997				
Comments:						
Title:		Confirmation that DTSC agreed to negotiate an agreement				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394399				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/21/1995				
Comments:		Letter sent by Latham & Watkins indicating that DTSC agreed to give the parties named by the Department in the draft Order until may 23, 1995 to negotiate an agreement with the Department for the subject activities.				
Title:		EPA TSCA Inspection Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394204				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		1/20/1984				
Comments:						
Title:		2016 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390757				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		2/16/2017				
Comments:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					TAG Community Comment - RI/FS Workplan https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394889 Correspondence 8/15/1997	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					REEC - Addendum Clean-up Plan https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394244 Technical Workplan 4/27/1981	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Transmittal Letter to USEPA - Notification of Residual Presence of PCBs in Soil and Ground Water https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60405515 Correspondence 2/5/2016 Letter issued on 2/5/2016	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					2011 Annual Groundwater Monitoring Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60389711 Operation and Maintenance Report 7/8/2011 RP did not submit a revised report accordingly to DTSC letter request	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					O & M Agreement https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=6009545 Operation & Maintenance Order/Agreement 10/30/2009 O& M Agreement signed which includes Trust Agreement for "Non-governmental parties" to fund O & M.	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Notice of Proposed Determination of Non-Compliance with Imminent and Substantial Endangerment Determination and Remedial Action Order No. I&SE - RAO 05/06-002 https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393377 Letter - Notice 12/5/2005 Letter issued on December 5, 2005	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed:					Groundwater Contamination on and Adjacent to REEC Facility https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394206 Correspondence 2/24/2000	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:		Letter sent to several state agencies notifying that groundwater has been impacted with PCB on and adjacent to REEC Facility				
Title:		Administrative Record List				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394912				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		2/6/1998				
Comments:						
Title:		Fact Sheet # 1 - Remedial Investigation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394201				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Fact Sheets				
Date Completed:		7/1/1997				
Comments:						
Title:		County of Los Angeles_Department of County Engineer_Project Planning and Pollution Control Division _ Inspection Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394240				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		4/7/1981				
Comments:						
Title:		Workplan Investigation to Support Remedial Action Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393969				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Workplan				
Date Completed:		6/5/2003				
Comments:						
Title:		Hazardous Material Sample Analysis Request and Analysis				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394887				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		8/13/1997				
Comments:						
Title:		Designated Project Coordinator - REEC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394853				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		3/18/1996				
Comments:		Letter issued by C2REM				
Title:		DHS - Hazardous Materials Sample Analysis Request				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394317				
Area Name:						
Area Link:						
Sub Area:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		6/18/1984				
Comments:						
Title:		Photograph Records				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393825				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		8/25/1993				
Comments:		Document does not require an approval letter				
Title:		DHS _ Hazardous Materials Sample Analyses Request				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394303				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		5/11/1984				
Comments:						
Title:		California Hazardous Waste Manifest				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394258				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		5/6/1982				
Comments:						
Title:		Monthly Summary Report for March 2007				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393423				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		4/16/2007				
Comments:		Approval Letter is not available in the File Room				
Title:		Monthly Summary Report for September 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393410				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		10/16/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		5-Year Review				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60352318				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		5 Year Review Workplan				
Date Completed:		8/9/2016				
Comments:		FYR Work Plan was approved on August 9, 2016.				
Title:		2008 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393443				
Area Name:						
Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		6/23/2009				
Comments:		Approval Letter is not available in the File Room				
Title:		Monthly Summary Report for September 2005				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393382				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		10/17/2005				
Comments:		Approval Letter is not available in the File Room				
Title:		DTSC Letter - Response to TAG Comments				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394894				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		10/30/1997				
Comments:						
Title:		Response to Cal-EPA Comments - RI/FS Workplan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394875				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/14/1997				
Comments:						
Title:		Proposed On-Site Soil Sampling/Leach Testing				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394949				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/10/2002				
Comments:						
Title:		Fact Sheet # 2				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394199				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Fact Sheets				
Date Completed:		2/1/2001				
Comments:						
Title:		Dioxin and Furand Analytical Report -				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394211				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		1/5/1998				
Comments:						
Title:		Letter Summary of Meeting Held on November 17, 1994				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394398				
Area Name:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/16/1996				
Comments:						
Title:		Technical Data and Information Gaps				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394390				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		7/19/1994				
Comments:		Letter indicated that DTCS identified areas where there were technical data and information gap which had to be addressed prior to any site mitigation activities were proceeded on the site.				
Title:		Rosen's Electric Equipment Company Site: Stormwater Discharges				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394909				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/13/1998				
Comments:						
Title:		Removal Action Completion Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=5010827				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Removal Action Completion Report				
Date Completed:		6/11/1996				
Comments:						
Title:		EPA Cover Letter - Inspection Report C(86)C125 - report was prepared by Ecology and Environment under contract to the EPA				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394327				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		8/4/1986				
Comments:		Subject Report is not available in the Chatsworth Repository File Room				
Title:		Additional Site Characterization/Exploratory Boring Adjacent to RMW-2				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60431518				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Fieldwork				
Date Completed:		12/8/2017				
Comments:		Field activity completed on December 8, 2017				
Title:		Rosens Electrical Equipment O&M Financial Assurance				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60388290				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Financial Assurance Documentation				
Date Completed:		11/18/2015				
Comments:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					2011 Annual Site Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390752 Operation and Maintenance Report 1/10/2012 During calendar year 2011, site inspections were performed on February 25, May 27, September 2 , and November 22. Other activities performed during the 2011 calendar year included groundwater monitoring on March 17 and 18, 2011 and surveying of settlement markers on September 14, 2011.	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Monthly Summary Report for February 2007 https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393420 Technical Report 3/15/2007 Approval Letter is not available in the File Room	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Intergovernmental Agency Consultation Request Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393981 Technical Report 12/1/2000 Approval letter is not available in the Repository File Room	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Annual Site Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390759 Operation and Maintenance Report 6/28/2019 Annual Site report is accepted	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Hazardous Substance Information Request Addendum https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393848 Information Request Letter 12/2/1993	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Annual DTSC Oversight Costs Estimate FY 2016/2017 https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60418226 Annual Oversight Cost Estimate 9/29/2016	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type:					Certification https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=5010822 Certification	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Completed:		11/17/2009				
Comments:		Site was certified.				
Title:		Imminent & Substantial Endangerment Order and Remedial Action Order				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=6011291				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Imminent and/or Substantial Endangerment Order				
Date Completed:		7/19/2005				
Comments:		Order Issued.				
Title:		Request for Approval - Groundwater Monitoring Well Installation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394904				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Well Installation Workplan				
Date Completed:		1/29/1998				
Comments:						
Title:		Memorandum of Meeting held on November 17, 1994				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394397				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		11/29/1994				
Comments:		Memorandum of a meeting held on November 17, 1994 among DTSC's representatives and representatives from seven companies or municipalities which sent large numbers of electrical transformers to the REEC Facility.				
Title:		Addendum to Site Mitigation Feasibility Study				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393823				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		8/22/1991				
Comments:		Approval letter is not available in the Repository File Room				
Title:		DTSC Letter - Risk Assessment Issues				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394931				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/2/2000				
Comments:						
Title:		Los Angeles County DHS - Supplemental Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394253				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		11/1/1981				
Comments:						
Title:		30-day Extension to Financial Assurance Request Letter				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60392558				
Area Name:						
Area Link:						
Sub Area:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/11/2015				
Comments:		Email sent to Dean Charles, REEC Project Coordinator – de maximis, inc., allowing a 30-day extension to submit to DTSC documents related to O&M Financial Assurance Requirement. Revised closing date for document submission is June 13, 2015.				
Title:		Request for Historical and Current Manifesting Information				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394891				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		9/30/1997				
Comments:						
Title:		Hazardous Material Sample Analysis Request and Analysis				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394885				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		8/12/1997				
Comments:						
Title:		South Coast Air Quality Management District - Permit Renewals				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394878				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		3/3/1997				
Comments:						
Title:		DHS - Laboratory Analysis Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394324				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		7/13/1984				
Comments:						
Title:		Memorandum - Information on the Drinking Water Wells for the City of Pico Rivera - 1994				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393864				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/16/1994				
Comments:		Memorandum informed status of drinking water wells near REEC site - 1994				
Title:		Response to Cal-EPA Request for Background Information				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394362				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		7/12/1993				
Comments:		Letter sent on July 12, 1993 by Ralph Stone Company				
Title:		2012 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390753				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Name:					Operation and Maintenance Report	
Area Link:					1/23/2013	
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:					During calendar year 2012, inspections were performed at the Site on February 23, September 28, and December 28. Other activities performed during the 2012 calendar year included groundwater monitoring on March 15 and 16, 2012 and surveying of settlement markers on September 18, 2012.	
Title:					Deed Restriction-UP property	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=6017334	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Land Use Restriction	
Date Completed:					11/5/2009	
Comments:						
Title:					Memorandum - Accessibility of REEC Site	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393863	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Correspondence	
Date Completed:					5/23/1994	
Comments:					Memorandum described site accessibility	
Title:					Memorandum - Review of HASP of RI/FS Workplan	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394862	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Correspondence	
Date Completed:					6/19/1996	
Comments:						
Title:					2013 Annual Site Report	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390754	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Operation and Maintenance Report	
Date Completed:					1/29/2014	
Comments:					During calendar year 2013, inspections were performed at the Site on March 26, June 28, September 10 and December 10. Other activities performed during the 2013 calendar year included groundwater monitoring on March 15 and 16, 2012 and surveying of settlement markers on September 10, 2013. During the groundwater monitoring event in March 2013, only the monitoring well RMW-2 had sufficient groundwater for purging and sample collection; wells RMW-4 through RMW-7 yielded insufficient water, therefore, they were not able to be sample during this event.	
Title:					1999 Groundwater Sampling and Analysis Report	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393965	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Monitoring Report	
Date Completed:					3/12/1999	
Comments:					Approval letter is not available in the Repository File Room	
Title:					California Communities Against Toxics - Request of Information	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394906	
Area Name:						
Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/16/1997				
Comments:						
Title:		Analytical Results EPA Method 8280				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394897				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		11/6/1997				
Comments:						
Title:		Proposal of Supplemental Site Investigation - Cover Letter				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394345				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		11/21/1990				
Comments:		Ralph Stone Cover Letter - Subject Site Investigation is not available in the Repository File Room				
Title:		Notice of Proposed Determination of Non-Compliance with Order I&SE 95/96-003				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394948				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		12/11/2001				
Comments:						
Title:		TAG Community - Request of Information				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394910				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/14/1998				
Comments:						
Title:		REEC Facility Profile Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394213				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		1/7/1991				
Comments:						
Title:		Five-Year Review Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60413987				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		5 Year Review Reports				
Date Completed:		12/22/2016				
Comments:						
Title:		Tribal Cultural Resource Request for Outreach				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60431504				
Area Name:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Work Notice				
Date Completed:		11/13/2017				
Comments:		Tribal consultation occurred on October 25, 2017				
Title:		2015 REEC Annual Site Inspection Report - DTSC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60381226				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Land Use Restriction - Site Inspection/Visit				
Date Completed:		4/6/2016				
Comments:						
Title:		2013 REEC Annual Site Inspection Report				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Land Use Restriction - Site Inspection/Visit				
Date Completed:		10/11/2013				
Comments:		Completed. Capped area in AOC1 is in good shape though drums on site. AOC2 is in bad shape. Clarifer is open. See report				
Title:		Monthly Summary Report for November 2005				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393390				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		12/15/2005				
Comments:		Approval Letter is not available in the File Room				
Title:		Proposal of Remedial Plan for Containment of Oil along driveway				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394248				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Workplan				
Date Completed:		6/17/1981				
Comments:						
Title:		Preliminary Assessment Summary				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393314				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Preliminary Assessment Report				
Date Completed:		1/3/1986				
Comments:						
Title:		2013 Annual Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393971				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		5/31/2013				
Comments:		Approval letter is not available in the Repository File Room				
Title:		Monthly Summary Report for October 2005				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393384				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		11/15/2005				
Comments:		Approval Letter is not available in the File Room				
Title:		2000 Groundwater Monitoring Report - First Quarter				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393973				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Monitoring Report				
Date Completed:		6/28/2000				
Comments:		Approval letter is not available in the Repository File Room				
Title:		County of Los Angeles Department of County Engineer - Sanitation Division - Investigation Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394238				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		4/6/1981				
Comments:						
Title:		Remedial Planning and Field Investigation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393819				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		4/29/1986				
Comments:		Approval letter is not available in the Repository File Room				
Title:		Groundwater Monitoring Well Installation - Field Schedule Information				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394352				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/7/1991				
Comments:						
Title:		Monthly Summary Report for December 2005				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393392				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		1/16/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		City of Los Angeles - Consumer and Environment Protection Division - Information about Alleging Multiple Violation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394250				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		7/8/1981				
Comments:		Letter issued by County of Los Angeles - Consumer and Environment Protection Division. Letter indicated that there were multiple violations of existing California Code and a lawsuit will be filed against REEC				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title:		Calsites Profile Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394388				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		6/16/1994				
Comments:						
Title:		County of Los Angeles Department of County Engineer - Sanitation Division - Investigation Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394276				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		3/30/1983				
Comments:						
Title:		Additional Site Characterization/Exploratory Boring Work Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60430962				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Site Characterization Workplan				
Date Completed:		8/29/2017				
Comments:						
Title:		IS&E Order				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=5010829				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Unilateral Order (I/SE, RAO, CAO, EPA AO)				
Date Completed:		12/22/1995				
Comments:		After extensive efforts to negotiate a consent order were not successful, DTSC issued an imminent and substantial endangerment determination and remedial action order for the Rosen's Electrical Equipment Company Site.				
Title:		Notification of Imminent or Substantial Endangerment to the Public Health or to the Environment				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393881				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		10/28/1994				
Comments:		Letter sent to several responsible parties indicating immediate attention required				
Title:		REEC Letter - Clean-up Activities Schedule				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394288				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		6/1/1983				
Comments:		REEC Letter indicating that areas located within property limits will be clean and contaminated soil will be placed into 55-gallon drums				
Title:		2006 Annual Groundwater Report - September				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393983				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:		Monitoring Report				
Date Completed:		12/1/2006				
Comments:		Approval letter is not available in the Repository File Room				
Title:		Operations and Maintenance Trust Agreement - Pinnacle Bank				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60405352				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Financial Assurance Documentation				
Date Completed:		2/10/2016				
Comments:						
Title:		2009 Annual Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60251968				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		9/1/2010				
Comments:		Approved				
Title:		Project Coordinator and Project Engineer Designation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393447				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		11/3/2009				
Comments:		Letter submitted on November 3, 2009				
Title:		Discovery				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		* Discovery				
Date Completed:		4/15/1981				
Comments:		FACILITY IDENTIFIED FAC ID LACE CO ENGR. STORAGE & SCRAPING OF TRANSFORM PONDING OF LIQUIDS ON PROPERTY.				
Title:		Monthly Summary Report for August 2005				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393388				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		9/15/2005				
Comments:		Approval letter is not available in the File Room				
Title:		DWR_Bulletin No. 104_Planned Utilization of the Groundwater Basis of Costal Plain of LA County				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393872				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		8/1/1988				
Comments:						
Title:		County of Los Angeles_Department of County Engineer_ Site Drainage Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394290				
Area Name:						
Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 8/16/1983
Comments: Drainage Plan was not approved. Letter included several comments to be addressed

43	2 of 8	SE	0.25 / 1,316.27	180.46 / -26	ROSEN ELECTRIC COMPANY 8226 WHITTIER BLVD PICO RIVERA CA 90660	CLEANUP SITES
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Global ID: SLT43140138
Status: OPEN - INACTIVE
Status Date: 1/29/2015
Site Facility Type: CLEANUP PROGRAM SITE
Data Source: Cleanup Program Sites from GeoTracker Search; Cleanup Sites from GeoTracker Cleanup Sites Data Download

Latitude: 34.006345
Longitude: -118.094563
County: LOS ANGELES

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 0262
Local Case No: 19360068
Begin Date:
File Location:
Lead Agency: DEPARTMENT OF TOXIC SUBSTANCES CONTROL
Local Agency:
Potential COC:
Potential Media of Concern:
How Discovered:
How Discovered Description:
Stop Description:
CalWater Watershed Name: Los Angeles River - Los Angeles (412.10)
DWR GW Subbasin Name: Coastal Plain Of Los Angeles - Central (4-011.04)
Disadvantaged Community:
CalEnviroScreen Score: 91-95%
Site History:

Stop Method:
CUF Case: NO
Case Worker:

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Open - Inactive
Status Date: 2015-01-29 00:00:00

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type: Regional Board Caseworker
Contact Name: DTSC
Phone No:
Organization Name: LOS ANGELES RWQCB (REGION 4)
Email:

Address: 1011 N. GRANDVIEW AVE.
City: LOS ANGELES

Cleanup Program Sites from GeoTracker Search - Regulatory Profile (as of May 29, 2021)

Project Status:
Cuf Claim No:
CUF Priority Assign:
CUF Amount Paid:
Composting Method:
File Location:
User Defined Beneficial Use:
Designated Beneficial Use: MUN, AGR, IND, PROC
Designated Beneficl Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=SLT43140138
Cleanup Status Detail: OPEN - INACTIVE AS OF 1/29/2015
Potential COC: NONE SPECIFIED

Facility Type:
WDR Place Type:
Wdr File No:
Wdr Order No:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Potential Media of Concern: Groundwater Monitoring		NONE SPECIFIED				
Frequen:						
DWR GW Sub Basin:		Coastal Plain Of Los Angeles - Central (4-011.04)				
CalWater Watershed Name:		Los Angeles River - Los Angeles (412.10)				
Post Closure Site Management:						
Future Land Use:						
Cleanup Oversight Agencies:		DEPARTMENT OF TOXIC SUBSTANCES CONTROL (LEAD) - CASE #: 19360068 LOS ANGELES RWQCB (REGION 4) - CASE #: 0262 CASEWORKER: DTSC				
Cleanup History Link:		https://geotracker.waterboards.ca.gov/profile_report_include?global_id=SLT43140138&tabname=regulatoryhistory				
Site History:						
No site history available						

Sites from GeoTracker Search - Cleanup Status History (as of May 29, 2021)

Status: Open - Inactive
Date: 1/29/2015

43	3 of 8	SE	0.25 / 1,316.27	180.46 / -26	ROSEN'S ELECTRICAL EQUIP CO. 8226 WHITTIER BLVD PICO RIVERA CA 90660	LUST
Global ID:		T0603703059		County:	LOS ANGELES	
Status:		COMPLETED - CASE CLOSED		Latitude:	34.0063126	
Status Date:		2/6/1997		Longitude:	-118.095659	
Case Type:		LUST CLEANUP SITE				
Date Source:		LUST Cleanup Sites & Military UST Site from GeoTracker Project Search Results Export; LUST Cleanup Sites & Military UST Site from GeoTracker Cleanup Sites Data Download				

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	I-05275	Potential COC:	Gasoline
Local Case No:		How Discovered:	Tank Closure
Begin Date:	7/3/1989	Stop Method:	
Lead Agency:	LOS ANGELES RWQCB (REGION 4)	Stop Description:	
Local Agency:	LOS ANGELES COUNTY	Case Worker:	YR
CUF Case:	YES	File Location:	
Potential Media of Concern:	Soil		
How Discovered Description:			
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
DWR GW Subbasin Name:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Disadvantaged Community:			
Calenviroscreen Score:	81-85%		
Site History:			

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity

Action Type:	Other
Date :	3/13/1990
Action:	Leak Reported
Action Type:	Other
Date :	7/3/1989
Action:	Leak Stopped
Action Type:	Other
Date :	7/3/1989
Action:	Leak Discovery

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Contact Type:	Local Agency Caseworker	Address:	900 S FREMONT AVE
Contact Name:	JOHN AWUJO	Email:	jawujo@dpw.lacounty.gov
City:	ALHAMBRA	Phone No:	6264583507
Organization Name:	LOS ANGELES COUNTY		
Contact Type:	Regional Board Caseworker	Address:	320 W. 4TH ST., SUITE 200
Contact Name:	YUE RONG	Email:	yrong@waterboards.ca.gov
City:	Los Angeles	Phone No:	
Organization Name:	LOS ANGELES RWQCB (REGION 4)		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status:	Completed - Case Closed
Status Date:	2/6/1997
Status:	Open - Remediation
Status Date:	3/13/1990
Status:	Open - Case Begin Date
Status Date:	7/3/1989

LUST Sites from GeoTracker Search - Regulatory Profile

Site Facility Name:	ROSEN'S ELECTRICAL EQUIP CO.	Potential COC:	GASOLINE
Site Facility Type:	LUST CLEANUP SITE	Facility Type:	
Cleanup Status:	COMPLETED - CASE CLOSED	Composting Method:	
Project Status:		Address:	8226 WHITTIER BLVD
WDR Place Type:		City:	PICO RIVERA
WDR File:		Zip:	90660
WDR Order:		County:	LOS ANGELES
CUF Priority Assig:	C	CUF Claim:	8583
CUF Amount Paid:	\$163,643		
File Location:			
Designated Beneficial Use:	MUN, AGR, IND, PROC		
Project Oversight Agencies:			
Report Link:	https://geotracker.waterboards.ca.gov/profile_report?global_id=T0603703059		
Cleanup Status Detail:	COMPLETED - CASE CLOSED AS OF 2/6/1997		
Cleanup History Link:	https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603703059&tabname=regulatoryhistory		
Potential Media of Concern:	SOIL		
User Defined Beneficial Use:			
DWR GW Sub Basin:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
Post Closure Site Management:			
Future Land Use:			
Cleanup Oversight Agencies:	LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: I-05275 CASEWORKER: YUE RONG LOS ANGELES COUNTY CASEWORKER: JOHN AWUJO		
Gndwater Monitoring Freque:			
Designated Beneficial Use	Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply		
Desc:			
Site History:			

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History

Status:	Completed - Case Closed
Date :	2/6/1997
Status:	Open - Remediation
Date :	3/13/1990
Status:	Open - Case Begin Date

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Date : 7/3/1989

LUST Sites from GeoTracker Search - Regulatory Activities (as of May 29, 2021)

Action Type: Leak Action
Action Date: 3/13/1990
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 7/3/1989
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 7/3/1989
Received Issue Date:
Action: Leak Stopped
Doc Link:
Title Description Comments:

43	4 of 8	SE	0.25 / 1,316.27	180.46 / -26	ROSEN'S ELECTRICAL EQUIPMENT 8226 E. WHITTIER BLVD. PICO RIVERA CA 90660	LUR
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Estor/EPA ID:	19360068	Permit Renewal Lead:	
Site Code:	300369, 301279	Project Manager:	DON INDERMILL
Nat Priority List:	NO	Supervisor:	ANDRES CANO
Acres:	2 ACRES	Public Partici Spclst:	ERGLAE GOMEZ
Special Program:		Census Tract:	6037500700
Funding:	RESPONSIBLE PARTY	County:	LOS ANGELES
Assembly District:	58	Latitude:	34.0058026685508
Senate District:	32	Longitude:	-118.095742164461
School District:			
APN:	6348-021-006, 6348021006		
Cleanup Status:	CERTIFIED / OPERATION & MAINTENANCE AS OF 5/11/2021		
Cleanup Oversight Agencies:	DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY		
Site Type:	STATE RESPONSE OR NPL		
Office:	CLEANUP CHATSWORTH		
Past Use that Caused Contam:	EQUIPMENT/INSTRUMENT REPAIR, JUNKYARD, RECYCLING - OTHER, RECYCLING - SCRAP METAL, TRANSFORMER REPAIR		
Potential Media Affected:	AQUIFER USED FOR DRINKING WATER SUPPLY AFFECTED, SOIL		
Potential Contamin of Concern:			

DIOXIN (AS 2,3,7,8-TCDD TEQ)
POLYCHLORINATED BIPHENYLS (PCBS)
VOLATILE ORGANICS (8260B VOCS)

Site History:

The property is located at 8226 East Whittier Boulevard in Pico Rivera, California, bounded by Whittier Boulevard on the north, Van Norman Road on the west, the Union Pacific Railroad (UPRR) 12-15-foot elevated tracks on the south.

The Site is largely flat, at an elevation of approximately 170 feet above mean sea level, in an urbanized alluvial plain in the Los Angeles Basin. The Site is surrounded to the west and south by industrial facilities and to the north by small business, residences and a church.

From 1948 to the 1980s, REEC and its predecessor(s) reclaimed copper from the cores of used electrical transformers. Used old or surplus transformers were obtained from entities, including but not limited to, utility companies, municipalities and the federal government. On occasion, oils from transformers were released into the environment as the transformers were handled, reclaimed and/or stored. Because of operations at the former facility, surface and subsurface soils were impacted with hazardous wastes such as polychlorinated biphenyls

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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(PCBs), petroleum hydrocarbons, volatile organic compounds (VOCs), metals, dioxins and furans. These compounds were found in different matrix media as result of waste discharge to the surface. Previously investigations performed at the former Facility associated the presence of these compounds in different matrix media to oils from transformers formerly serviced at the site, maintenance activities and fugitive dust from on-site furnaces used to remove materials from recyclables.

Transformers were handled and stored on and adjacent to the former unpaved area located in the southeastern quadrant of the former Facility. Recycling furnaces were located approximately 70 feet (ft.) from the southeastern quadrant of the former Facility. REEC relocated its operation from the Site in 2008. On or about July 6, 2010, the REEC's property was sold to Whittier Pine LLC by TC Pan (Whittier Pine LLC) and leased to Pacific Eagle Construction Supply Inc. (Pacific Eagle). Currently, the Site is used as a storage yard and staging area.

Site Regulatory History Regarding to the Presence of PCBs at the Site:

- From April 2, 1975 to March 30, 1983, City of Pico Rivera issued three Notices of Violations and Orders to Comply to the facility.
- On April 7, 1975, Los Angeles Regional Water Quality Control Board (LARWQCB) notified REEC that discharges of water used to cool transformers during copper recovery operations into an adjacent drainage ditch was not in accordance with the California Water Code.
- On April 6, 1981, Department of County Engineer – Facilities Sanitation Division issued an investigation report that wastewater from transformer washing operation was been discharged to the ground.
- On July 8, 1981, County of Los Angeles, Office of the District Attorney, Consumer and Environment Protection Division, notified the facility that the County of Los Angeles would file a lawsuit against REEC due multiple violations of Section 17200 of the California Business and Professions Code and have indicated that soil samples collected at the facility reported concentrations of PCBs ranging from 92 to 21,000 mg/kg.
- On January 10, 1984, USEPA, Region 9, issued a Toxic Substances Control Act (TSCA) PCB Investigation Report. The report indicated potential violations according to 40 CFR 761.180, since no annual document had been prepared for 1981, 1982 and 1983 covering shipments of PCB-contaminated soil and PCB capacitors.
- On March 27, 1984, County of Los Angeles, Department of Health Services issued a letter directing the facility to comply with California Health and Safety Code (HSC) sections 25189 and 25191.
- On June 22, 1984, State of California- Health and Welfare Agency, Department of Health Services issued a Notice of Violation and Directive to Comply to the facility.
- On January 1986, State of California- Health and Welfare Agency, Department of Health Services issued a Preliminary Assessment Summary. This document indicated that was unknown whether the Site had been adequately assessed for removal of contaminated soils. Off-site subsurface contamination was assessed as potentially extensive because of the facility's historical discharges of wastewater into the unlined Arroyo Ditch.
- On June 17, 1986, Ecology and Environment performed a site inspection under USEPA contract no. 68-01-6692. Inspection recommendations included referral of the Site to the United States Environmental Protection Agency (USEPA)'s enforcement section for possible TSCA violations, and referral to the local Health Department for additional sampling activities.
- On May 5, 1993, DTSC assumed lead agency status for REEC facility based on the fact there is known groundwater contamination and LARWQCB refused to accept oversight alleging that the environmental concerns at the subject property was more related to exposures and potential risk from soil and equipment contaminations, not groundwater concerns.
- On February 2, 1996, DTSC issued an Imminent and Substantial Endangerment Determination and Order and Remedial Action Order's (I&SE-RAO), Docket No. I&SE-RAO 05/06-002 to the Respondent (REEC). The purpose of this Order was to ensure that any release or threatened release of hazardous substances to the air, soil, surface water and ground water at or from the Site would be thoroughly investigated and that a plan to take appropriate removal/remedial actions would be prepared. DTSC alleged that the Responsible Party (REEC) and several other parties were potentially responsible for the contamination of the Site.
- From August 1997 through August 1999, a formal remedial investigation (RI) was conducted at the Site. Results from the RI indicated that the lateral and vertical extent of PCBs-impacted soil in the former unpaved area in the southeast quadrant was consistent with localized releases from previous operations at the facility. Released oil containing PCBs locally infiltrated the former unpaved area and seeped vertically into the deeper sandy soil vadose zone. The RI data indicated that the vertical distribution of PCBs with concentrations above 10 mg/kg extended to 60 feet below grade surface (bgs) near monitoring well RMW-2 and boring BD-1 (later converted into monitoring well RDW-1). The presence of PCBs in the porous media at a depth below the ground water was interpreted in the RI as result of past spills at periods of deep groundwater levels, due to recurrent groundwater piezometric elevation fluctuations, consequently, promoting a large smear profile area and inducing downward vertical transport of PCBs.
- The final Remedial Investigation/Feasibility Study (RI/FS) Report was submitted to the DTSC in October 1999, and was approved by the DTSC on June 18, 2000. A Remedial Action Plan (RAP) was submitted to DTSC in August 2003. The remedial actions proposed in the RAP included excavation and removal of PCB contaminated soils beneath specific areas of the Site, installation of an engineered cap, placement of a deed restriction on the property where contamination would be left in place at levels that prevent unrestricted use, and groundwater monitoring. The chosen remedy was implemented on both facility's area of concerns (AOC)#1 (the south-central portion of the former unpaved area located in the southeast corner of the Facility) and AOC#2 (along a surface drainage path adjacent to the south of the REEC's property within the railroad right-of-way). The RAP was approved by DTSC on December 16, 2004.
- On July 19, 2005, DTSC issued an I&SE-RAO, Docket No. I&SE-RAO 95/96-002, to the Respondents: REEC, Aaron Berman, an individual, Berman

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Steel Company, Pacific Gas and Electric Company, Southern California Edison Company, San Diego Gas and Electric, City of Anaheim, City of Los Angeles Department of Water and Power, City of Pasadena Water and Power Department, Sacramento Municipal Utility District and United States of America, by and through the Defense Logistics Agency. The Order determined that the Respondents must continue interim groundwater monitoring in accordance with DTSC's approved RAP, furnishing a Public Participation Plan, provide a Remedial Design (RD) describing in detail the technical and operational plans for implementation of the Final RAP, implementation of Final RAP, O&M requirements in accordance with the Final RAP and Five-Year Review to review and reevaluate the remedial action after a period of 5 years from the date of completion and every 5 years thereafter.

Because the Site will remain as an industrial parcel for foreseeable future, the Non-Governmental Respondents selected soil excavation of impacted soils at the two areas of concerns, off-site disposal of the unearthed soil materials to permitted facility(s) (landfill), installation of an engineering cap on both areas of concerns (AOCs), placement of a deed restriction on the properties where contamination will be left in place to allow oversight access to conduct groundwater monitoring and restrict beneficial end use. Additionally, long term post-closure groundwater monitoring and maintenance of AOC#1 and AOC#2 engineering caps were recommended to preclude unacceptable impacts to groundwater quality.

- The RAP was implemented from September 2006 through February 2007 and involved the removal and off-site disposal of some of the contaminated soil to permitted facility(s) (landfill). Both AOC#1 and AOC#2 excavation areas were backfilled with clean fill to meet requirements set forth on October 2001 DTSC's fact sheet "Information Advisory – Clean Fill Material", and covered with engineered surface cap.

Following excavation and back filling with clean soil, areas designed as AOCs were covered with an impermeable engineering cap. Final Closure Report was submitted to DTSC in April 2007 and approved in September 2007.

According to 2007 Final Closure Report, construction of AOC#1 engineered cap included final site grading, placement of cap foundation layer, base layer, and asphalt cover and associated drainage structures. Prior to placement of low permeability asphalt material at the areas of concern, a test batch was conducted at the asphalt batch plant and tested for conformance with the design mix and performance specifications. Testing results indicated that batch material met the performance for permeability, but had a lower than desired structural stability. Further, due to narrow space availability for construction within AOC#2, an alternate approach for achieving the cap permeability requirements was implemented. As a result, a double-coat pavement seal was placed over the low permeability mix asphalt in AOC#2. It was assumed that due to AOC#2 is in a non-traffic area, the seal coat would not experience any wear from point surface loads, such as vehicles.

- On October 12, 2009, a Covenant to restrict the use of a limited portion of former REEC property was made by and between Boardwalk Company, LLC (previous Site Owner) and DTSC pursuant to Civil Code section 1471. The restricted areas were located in the areas now generally bounded by a drainage ditch on the east, the northern boundary of the transformer repair building on the north, the machine shop on the west, and the UPRR's Right of Way on the south, containing the area referred to as AOC#).

- On October 28, 2009, a Covenant to restrict the use of property was made by and between the UPRR and DTSC pursuant to Civil Code section 1471. The property is a portion of Covenantor's railroad Right of Way, which is also generally describes as Los Angeles County Assessor's Parcel No. 6348-021-807, containing the area referred to as AOC#2.

- On November 30, 2009, DTSC, Non-Governmental Respondents, Local Governmental Respondents, and Federal Governmental Respondent entered into an Operation and Maintenance Consent Agreement (Consent Agreement), Docket No. HAS-CA 08/09-130, pursuant to HSC sections 25355.59a)(1) (C), 58009, and 58010, and sections 113(f)(2) and 113(f)(3)(B) of Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The Consent Agreement directed that the Non-Governmental Respondent shall be responsible for carrying out all activities and obligations determined in the O&M Plan that was submitted to DTSC in April 2007 and approved in September 5, 2007. Among the scheduled activities listed in the O&M Plan; ground water shall be monitored annually; groundwater wells (alternative point of compliance wells) shall be inspected semi-annually; final cover shall be inspected quarterly in the first year, semi-annually in the second and third years, and from the fourth year forward, annually; drainage system inspection shall be conducted on a quarterly basis; and the Non-Governmental Respondents shall review and reevaluate the remedial action after a period of 5 years from the date of completion and every 5 years thereafter.

- On June 15, 2010, DTSC issued a Removal Action Certification Form. DTSC determined that all appropriate removal/remedial action were completed and that all acceptable engineering practices implemented; however, the Site requires ongoing O&M and monitoring efforts according to the approved 2009 O&M Plan. O&M activities have been performed at the Site pursuant to 2005 I&SE-RAO and 2009 Consent Agreement, which includes annual groundwater monitoring, maintenance of groundwater monitoring systems, inspection and maintenance of the engineered asphalt cap, monitoring and maintenance of settlement monuments and drainage system inspection and maintenance, as well as associated reporting to DTSC. Alternative point of compliance wells have been monitored since 1999 and O&M activities, including post-closure monitoring and maintenance of AOC#1 and AOC#2, have been performed at the Site since February 2007, subsequent to completion of PCBs impacted soils removal and AOC capping activities.

Alternative point of compliance wells consist of five (5) monitoring wells. RMW-2 is located within the limits of the AOC#1 capped area. RMW-4 is located just beyond the southwestern facility boundary. RMW-5 is located to the southwest of the former Facility, south of RMW-4 and approximately 340 ft. from RMW-2. RMW-6 is located just beyond the northwestern facility boundary. RMW-7 is located approximately 320 ft. beyond the south.

Based on the information provided in the 2016 FYR Report, DTSC has concurred with the Non-Governmental Respondents' determination that: (i) the implemented remedy continues to be protective of human health; and (ii) the asphalt cover installed in the AOC#1 is currently preventing surface water infiltration that would promote/enhance percolation of chemical of concerns that may reside/be present in the unsaturated porous media beneath the asphalt cover.

Asphalt cover installed in AOC#2 was rectified to ensure that the remedy functions as intended. The following repairing actions were conducted at AOC#2: (i) placement of seal coat or binder in a gap between the REEC's southern perimeter wall and the ground surface along the AOC#2 northern limits; (ii) cleaning out gravels/vegetation that have been deposited/grown in the culvert outlets that transect the UPRR elevated rail track adjacent to the AOC#2 southern limits; and (iii) resealing the asphalt cover 2.

Groundwater elevations have decreased to levels below the alternative point of compliance (POC) monitoring wells' screens. Since 2014 this has

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prevented the Non-Governmental Respondents from collecting environmental groundwater samples to determine whether the remedy's objectives of protecting groundwater quality are being met.

Status: CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS
Program Type: STATE RESPONSE
CalEnviroScreen Score: 76-80%
Summary Link: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=19360068

Land Use Restrictions

Site Management Requirements: ASPHALT COVER NOT TO BE DISTURBED WITHOUT APPROVAL
DAY CARE CENTER PROHIBITED
ELDER CARE CENTER PROHIBITED
HOSPITAL USE PROHIBITED
LAND USE COVENANT
NO EXCAVATION OF CONTAMINATED SOILS WITHOUT AGENCY REVIEW AND APPROVAL
NOTIFY AFTER CHANGE OF PROPERTY OWNER
PUBLIC OR PRIVATE SCHOOL FOR PERSONS UNDER 21 PROHIBITED
RESIDENCE USE PROHIBITED
Title: Deed Restriction-UP property
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?cmd=radocuments&global_id=19360068&enforcement_id=6017334
Date Recorded: 11/5/2009

Site Management Requirements: ASPHALT COVER NOT TO BE DISTURBED WITHOUT APPROVAL
DAY CARE CENTER PROHIBITED
ELDER CARE CENTER PROHIBITED
HOSPITAL USE PROHIBITED
LAND USE COVENANT
NO EXCAVATION OF CONTAMINATED SOILS WITHOUT AGENCY REVIEW AND APPROVAL
NOTIFY AFTER CHANGE OF PROPERTY OWNER
NOTIFY DAMAGES TO REMEDY AND MONITORING SYSTEMS UPON DISCOVERY
NOTIFY PRIOR TO SUBSURFACE WORK
PUBLIC OR PRIVATE SCHOOL FOR PERSONS UNDER 21 PROHIBITED
RESIDENCE USE PROHIBITED
Title: Deed Restriction-Rosen's property
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?cmd=radocuments&global_id=19360068&enforcement_id=6009544
Date Recorded: 11/5/2009

Completed Activities

Title: DHS - Preventive Health Services - Report of Investigation
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394235
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 4/1/1981
Comments:

Title: DTSC Letter Review - Stormwater Discharge Control Plan
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394922
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 12/2/1998
Comments:

Title: Rosen's Electric Equipment Company Site: Stormwater Discharges
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394909
Area Name:
Area Link:
Sub Area:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/13/1998				
Comments:						
Title:		REEC - Addendum Clean-up Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394244				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Workplan				
Date Completed:		4/27/1981				
Comments:						
Title:		Removal Action Completion Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=5010827				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Removal Action Completion Report				
Date Completed:		6/11/1996				
Comments:						
Title:		Removal and Remedial Preliminary Assessment				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393979				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		8/1/2000				
Comments:		Approval letter is not available in the Repository File Room				
Title:		California Regional Water Quality Control Board - Los Angeles Region - Non Compliance of Wastewater Discharge				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394225				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/7/1975				
Comments:		Letter issued by California Regional Water Quality Control Board - Los Angeles Region - notifying no compliance on wastewater discharges				
Title:		Transmittal Letter to USEPA - Notification of Residual Presence of PCBs in Soil and Ground Water				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60405515				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/5/2016				
Comments:		Letter issued on 2/5/2016				
Title:		Memorandum - South Coast Air Quality Management District Investigation of Furnace				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394915				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		3/3/1998				
Comments:						
Title:		Monthly Summary Report for May 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393401				
Area Name:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		6/15/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		Underground Storage Tank Case Closure - REEC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394874				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		No Further Action Letter				
Date Completed:		2/6/1997				
Comments:		No Further Action Letter issued by Los Angeles Regional Water Quality Control Board				
Title:		Climate Atlas of United States - June 1968				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393874				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		8/1/1988				
Comments:						
Title:		DTSC Letter - Response to Comments - Public Participation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394900				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		11/6/1997				
Comments:						
Title:		DWR_Bulletin No. 104_Planned Utilization of the Groundwater Basis of Costal Plain of LA County				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393872				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		8/1/1988				
Comments:						
Title:		Public Participation Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393845				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Public Participation Plan / Community Relations Plan				
Date Completed:		7/15/1997				
Comments:		Approval letter is not available in the Repository File Room				
Title:		2013 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390754				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		1/29/2014				
Comments:		During calendar year 2013, inspections were performed at the Site on March 26, June 28, September 10 and December 10. Other activities performed during the 2013 calendar year included groundwater monitoring on March 15 and 16, 2012 and surveying of settlement markers on September 10, 2013. During the groundwater monitoring event in March 2013, only the monitoring well RMW-2 had sufficient				

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					groundwater for purging and sample collection; wells RMW-4 through RMW-7 yielded insufficient water, therefore, they were not able to be sample during this event.	
					Title: Hazardous Material Sample Analysis Request and Analysis Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394887 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Technical Report Date Completed: 8/13/1997 Comments:	
					Title: REEC _ Drainage Plan (Stormwater Polution Prevention Plan) Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394286 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Technical Workplan Date Completed: 5/6/1983 Comments:	
					Title: 5-Year Review Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60352318 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: 5 Year Review Workplan Date Completed: 8/9/2016 Comments: FYR Work Plan was approved on August 9, 2016.	
					Title: Technical Data and Information Gaps Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394390 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Correspondence Date Completed: 7/19/1994 Comments: Letter indicated that DTCS identified areas where there were technical data and information gap which had to be addressed prior to any site mitigation activities were proceeded on the site.	
					Title: Location and Size of Files Involved in the REEC Project Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394382 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Correspondence Date Completed: 9/15/1993 Comments: Letter presented the location and size of files involved with forty subpoena associated with REEC Facility Project	
					Title: Request to Align Groundwater Monitor Program with Other Site Activites Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394857 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Correspondence Date Completed: 4/12/1996 Comments: Request was made in order to assure that the proposed groundwater monitoring activity was undertaken pursuant to the guiding documents (i.e., Health and Safety Plan, Quality Assurance Project Plan and Sampling and Analysis Plan) which were required to be submitted with the RI/FS Workplan	
					Title: Groundwater Monitoring Well Installation - Field Schedule Information Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394352 Area Name:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/7/1991				
Comments:						
Title:		South Coast Air Quality Management District - Permit Renewals				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394878				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		3/3/1997				
Comments:						
Title:		DHS _ PCB Contaminated Soil Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394295				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		12/14/1983				
Comments:						
Title:		Field Change Request				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/6/2007				
Comments:						
Title:		City of Pasadena - Notification of Project Coordinator				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394208				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/2/1996				
Comments:		Letter sent by City of Pasadena on January 2, 1996				
Title:		C2REM Letter - Sampling Status and Availability of Samples				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394917				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/10/1998				
Comments:						
Title:		Monthly Summary Report for December 2005				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393392				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		1/16/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		Request for Documents Related to REEC Facility				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394387				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/13/1994				
Comments:		Letter issued by Morrison & Foerster				
Title:		Additional Site Characterization/Exploratory Boring Work Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60430962				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Site Characterization Workplan				
Date Completed:		8/29/2017				
Comments:						
Title:		2010 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390751				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		1/31/2011				
Comments:		During calendar year 2010, semi-annual site inspections were performed on February 19 and August 30. Other activities performed during the 2010 calendar year included groundwater monitoring on March 24, 2010 and surveying of settlement markers on September 27, 2010.				
Title:		2009 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390750				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		1/11/2010				
Comments:		During calendar year 2009, semi-annual site inspections were performed on February 2 and September 30, with a quarterly drainage inspection performed on November 19, 2009. Other activities performed during the 2009 calendar year included groundwater monitoring on March 4, 2009 and surveying of settlement markers on November 19, 2009.				
Title:		Five-Year Review Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60413987				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		5 Year Review Reports				
Date Completed:		12/22/2016				
Comments:						
Title:		Certification				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=5010822				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Certification				
Date Completed:		11/17/2009				
Comments:		Site was certified.				
Title:		Remedial Planning and Field Investigation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393819				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:		Technical Report				
Date Completed:		4/29/1986				
Comments:		Approval letter is not available in the Repository File Room				
Title:		Proposal for Work Plan for Sampling Concrete Surfaces for PCB Contamination				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394356				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Workplan				
Date Completed:		11/13/1991				
Comments:						
Title:		Fact Sheet # 2				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394199				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Fact Sheets				
Date Completed:		2/1/2001				
Comments:						
Title:		DTSC Letter Review - Draft RI/FS Workplan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394914				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		6/28/2000				
Comments:						
Title:		Administrative Record List				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394912				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		2/6/1998				
Comments:						
Title:		Monthly Summary Report for October 2005				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393384				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		11/15/2005				
Comments:		Approval Letter is not available in the File Room				
Title:		Monthly Summary Report for June 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393403				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		7/17/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		Memorandum - Information on the Drinking Water Wells for the City of Pico Rivera - 1994				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393864				
Area Name:						
Area Link:						
Sub Area:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/16/1994				
Comments:		Memorandum informed status of drinking water wells near REEC site - 1994				
Title:		5-Year Review of Remedial Action - Letter Request				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60405513				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/5/2016				
Comments:		Letter issued on 2/5/2016				
Title:		Notification of Field Sampling and Field Activity				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393453				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		9/6/2005				
Comments:		Letter submitted on September 6, 2005				
Title:		Monthly Summary Report for October 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393412				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		11/15/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		2009 Annual Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60251968				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		9/1/2010				
Comments:		Approved				
Title:		Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390759				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		6/28/2019				
Comments:		Annual Site report is accepted				
Title:		County of Los Angeles_Department of County Engineer_Project Planning and Pollution Control Division _				
Title Link:		Inspection Report				
Area Name:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394240				
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		4/7/1981				
Comments:						
Title:		Annual DTSC Oversight Cost Estimate FY 2017/2018				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60431503				
Area Name:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Annual Oversight Cost Estimate				
Date Completed:		8/18/2017				
Comments:						
Title:		Monthly Summary Report for September 2005				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393382				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		10/17/2005				
Comments:		Approval Letter is not available in the File Room				
Title:		Remedial Action Plan - REEC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394940				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Remedial Action Plan				
Date Completed:		1/10/2002				
Comments:						
Title:		California Regional Water Quality Control Board - Los Angeles Region - NO APPROVAL - Stormwater Discharge and Waste Spillage				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394257				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		3/8/1982				
Comments:						
Title:		Memorandum - Census and Geographical Data - City of Pico Rivera and Montebello				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393862				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/11/1994				
Comments:		Memorandum indicated resident population in cities of Pico Rivera and Montebello				
Title:		Workplan for Investigation to Support Remedial Action Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394979				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Workplan				
Date Completed:		3/28/2003				
Comments:						
Title:		Background Concentration and PEA-based Criteria				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394932				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		2/11/2000				
Comments:						
Title:		DHS Letter Report - PCB Contaminated Soil				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394297	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Technical Report			
Date Completed:			3/27/1984			
Comments:						
Title:					2008 Annual Groundwater Monitoring Report	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393441	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Operation and Maintenance Report			
Date Completed:			4/15/2008			
Comments:			Approval Letter is not available in the File Room			
Title:					County of Los Angeles Department of County Engineer - Sanitation Division - Investigation Report	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394238	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Other Report			
Date Completed:			4/6/1981			
Comments:						
Title:					Toxics Assessment Group - Request of Clarification	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394884	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Correspondence			
Date Completed:			7/29/1997			
Comments:						
Title:					DHS - Statement of Facts of Investigation held June 18, 1984	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394321	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Technical Report			
Date Completed:			7/1/1984			
Comments:						
Title:					REEC Self Monitoring and Reporting	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394221	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Correspondence			
Date Completed:			2/15/1985			
Comments:			Letter sent on February 15, 1985 - Report is not available in the Repository File Room			
Title:					Rosen's Electric Site: Public Participation Plan	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394882	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:			Correspondence			
Date Completed:			5/16/1997			
Comments:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title:		City of Pico Rivera - Notice of Violation and Order to Comply				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394224				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		4/2/1975				
Comments:		Notice of Violation issued by the City of Pico Rivera on April 2, 1975. Discharge of industrial waste and failure to submit plant and correct the violations.				
Title:		New Individual for Southern California Edison Company's Sevice of Process				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394400				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		10/4/1995				
Comments:		Letter issued by Southern California Edison Company indicating a new individual for service process				
Title:		Screening Site Inspection Reassessment				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394339				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Site Screening				
Date Completed:		7/13/1990				
Comments:						
Title:		Letter Report - Disposal of PCB Contaminated Soil in Roll-off Bin				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394336				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		9/25/1989				
Comments:						
Title:		Weekly Construction Meeting Minutes				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394355				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		10/17/2006				
Comments:		Submitted document is a meeting minutes. There is no requirement for DTSC approval				
Title:		2015 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60405340				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		4/18/2016				
Comments:						
Title:		Anlytical Results EPA Method 8280				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394897				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		11/6/1997				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:						
Title:		Request of Extension				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394403				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/29/1995				
Comments:		City of Anaheim and City of Los Angeles requested extension to discuss the Imminent and Substantial Endangerment Determination and Remedial Action Order				
Title:		Individual Grant Deed _Irvin Rosen				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393316				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Financial Assurance Documentation				
Date Completed:		8/31/1990				
Comments:						
Title:		Notice of Proposed Determination of Non-Compliance with Imminent and Substantial Endangermetn Determination and Remedial Action Order No. I&SE - RAO 05/06-002				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393377				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		12/5/2005				
Comments:		Letter issued on December 5, 2005				
Title:		Designated Project Enginner/Geologist - REEC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394856				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/12/1996				
Comments:		Fluor Daniel Environmental Services was selected by REEC to act on their behalf as Project Engineer				
Title:		County of Los Angeles - Department of Health Services - Approval of PCB contaminated soil clean-up activities				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394263				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/11/1982				
Comments:		DHS issued an approval letter on May 11, 1982 in regards to clean-up activities of PCB Contaminated Soil				
Title:		REEC Letter - Clean-up Activites Schedule				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394288				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		6/1/1983				
Comments:		REEC Letter indicating that areas located within property limits will be clean and contaminated soil will be placed into 55-gallon drums				
Title:		Estimated oversight cost 2018-19				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60452796				
Area Name:						
Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Annual Oversight Cost Estimate						
9/28/2018						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Imminent and/or Substantial Endangerment Order						
7/19/2005						
Order Issued.						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Other Report						
5/11/1984						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Termination of O&M Trust Agreement related to DTSC Consent Agreement HSA-CA 08/09-130						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60405708						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Financial Assurance Documentation						
2/10/2016						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
2009 Annual Groundwater Monitoring Report						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60389719						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Operation and Maintenance Report						
2/27/2015						
Draft Document was accept as final. Any discrepancy will be addressed in future monitoring reports						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Monthly Summary Report for July 2006						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393405						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Technical Report						
8/15/2006						
Approval Letter is not available in the File Room						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Technical Workplan						
6/5/2003						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
2000 Groundwater Montioring Report - First Quarter						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393973						
Title:						
Title Link:						
Area Name:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Monitoring Report				
Date Completed:		6/28/2000				
Comments:		Approval letter is not available in the Repository File Room				
Title:		Monthly Summary Report for August 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393408				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		9/15/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		Monthly Summary Report for December 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393416				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		1/15/2007				
Comments:		Approval Letter is not available in the File Room				
Title:		Uniform Hazardous Waste Manifest				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394251				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		8/1/1981				
Comments:						
Title:		Discovery				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		* Discovery				
Date Completed:		4/15/1981				
Comments:		FACILITY IDENTIFIED FAC ID LACE CO ENGR. STORAGE & SCRAPING OF TRANSFORM PONDING OF LIQUIDS ON PROPERTY.				
Title:		Letter Summary of Meeting Held on November 17, 1994				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394398				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/16/1996				
Comments:						
Title:		Monthly Summary Report for March 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393397				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		4/17/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		California Hazard Ranking System - Guidance Manual				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393868				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		8/1/1988				
Comments:						
Title:		DHS _Facility Inspection Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394315				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		6/18/1984				
Comments:						
Title:		2016 REEC Annual Site Inspection Report - DTSC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60409840				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Land Use Restriction - Site Inspection/Visit				
Date Completed:		5/31/2016				
Comments:		Report reviewed and approved on May 31, 2016				
Title:		Monthly Summary Report for March 2007				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393423				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		4/16/2007				
Comments:		Approval Letter is not available in the File Room				
Title:		County of Los Angeles - Office of the District Attorney - Decision of not Initiate a Lawsuit -				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394947				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/22/1982				
Comments:						
Title:		Monthly Summary Report for November 2006				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		12/15/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		2008 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393443				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		6/23/2009				
Comments:		Approval Letter is not available in the File Room				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Hazardous Material Sample Analysis Request and Analysis https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394885	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Operations and Maintenance Workplan / Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=5010821	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Operation and Maintenance Plan 9/5/2007 The report details the schedule for maintenance of the cap and groundwater monitoring.	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					EPA TSCA Inspection Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394204	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Technical Report 1/20/1984	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Technical Memorandum No. 1 - Proposed Additional Offsite Soil Sampling https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394936	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Technical Report 6/20/2000	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Hazardous Material Sample Analysis Request and Analysis https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394902	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Other Report 11/13/1997	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Interim Report and Site Mitigation Study Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393831	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Feasibility Study Report 7/12/1990 Approval Letter is not available in the Repository File Room	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Site code Correction to Docket No. HSA-CA 08/09-130 https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60403506	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Amendment - Order/Agreement 12/2/2015 Notification Letter issued on December 2, 2015	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title:		Site Screening				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Site Screening				
Date Completed:		7/28/1993				
Comments:		LA County referred site to DTSC for state oversight on March 3, 1993. The county was responsible for the oversight of investigations over the last three years. The referral is based on the state's experience with GW investigations. Investigations indicate soil contamination as high as 2400 ppm, 17 ppb of PCB degradation products (ie. 1,4 - dichloro- benzene) in GW, and C12-C30 chains of oil as deep as twenty feet bgs in the saturated zone.				
Title:		Response to required Financial Assurance documents				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60392974				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/26/2015				
Comments:		Email sent to Responsible Party addressing submitted questions.				
Title:		REEC Facility Profile Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394213				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		1/7/1991				
Comments:						
Title:		Application for Access to Union Pacific Railroad Property				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394890				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		8/8/1997				
Comments:						
Title:		City of Pico Rivera - Notice of Violation and Order to Comply				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394237				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		4/6/1981				
Comments:		City of Pico Rivera issued a Notice of Violation and Order to Comply : Immediately cease and desist from discharging wastewater to the ground from transformer washing operation				
Title:		DTSC Letter- Current Status Update - Manzanar Action Committee				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394911				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/23/1998				
Comments:						
Title:		South Coast Air Quality Management District - Permit to Operate				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394871				
Area Name:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		11/1/1996				
Comments:						
Title:		TAG Community - Request of Information				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394910				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/14/1998				
Comments:						
Title:		County of Los Angeles_Department of County Engineer_ Site Drainage Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394290				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		8/16/1983				
Comments:		Drainage Plan was not approved. Letter included several comments to be addressed				
Title:		Monthly Summary Report for April 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393399				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		5/15/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		Stormwater Montioring and Site Evaluation Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393975				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		6/1/2000				
Comments:		Approval letter is not available in the Repository File Room				
Title:		REEC Self Monitoring and Reporting				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394289				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		7/18/1983				
Comments:		Letter sent on June 18, 1983 - Report are not available in the Repository File Room				
Title:		30-day Extension to Financial Assurance Request Letter				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60392558				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/11/2015				
Comments:		Email sent to Dean Charles, REEC Project Coordinator – de maximis, inc., allowing a 30-day extension to submit to DTSC documents related to O&M Financial Assurance Requirement. Revised closing date for document submission is June 13, 2015.				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title:		Remedial Investigation / Feasibility Study				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=5010826				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Remedial Investigation / Feasibility Study				
Date Completed:		12/6/2000				
Comments:		The Remedial Investigation showed on-site PCB, dioxin-furan soil contamination; on-site PCB and VOC groundwater contamination; and off-site PCB soil and groundwater contamination. Detailed analysis of alternatives in the Feasibility Study included an asphalt cap, thermal blankets and wells, and excavation.				
Title:		Proposal for Site Investigation to Determine Lateral Extent of Soil Contaminated with PCB				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394350				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/8/1991				
Comments:		Proposal Letter submitted on February 8, 1991. DTSC comments regarding subject letter is not available in the Repository File Room				
Title:		Rosen's Electric Site: Fence and Post				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394860				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/22/1996				
Comments:		Letter informed that the fence and signs met all the requirement of Section 5.1.2 of the I&?SE 95/96-003				
Title:		Draft RI/FS Work Plan - Cover Letter				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394861				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/31/1996				
Comments:		Cover Letter of submitted Draft RI/FS Work Plan prepared by Fluor Daniel Environmental				
Title:		2013 REEC Annual Site Inspection Report				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Land Use Restriction - Site Inspection/Visit				
Date Completed:		10/11/2013				
Comments:		Completed. Capped area in AOC1 is in good shape though drums on site. AOC2 is in bad shape. Clarifer is open. See report				
Title:		REEC Field Sampling Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394217				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		1/9/1998				
Comments:						
Title:		City of Los Angeles - Consumer and Environment Protection Division - Information about Alleging Multiple Violation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394250				
Area Name:						
Area Link:						
Sub Area:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		7/8/1981				
Comments:		Letter issued by County of Los Angeles - Consumer and Environment Protection Division. Letter indicated that there were multiple violations of existing California Code and a lawsuit will be filed against REEC				
Title:		Monthly Summary Report for February 2007				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393420				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		3/15/2007				
Comments:		Approval Letter is not available in the File Room				
Title:		Memorandum of Meeting held on November 17, 1994				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394397				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		11/29/1994				
Comments:		Memorandum of a meeting held on November 17, 1994 among DTSC's representatives and representatives from seven companies or municipalities which sent large numbers of electrical transformers to the REEC Facility.				
Title:		1999 Groundwater Sampling and Analysis Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393965				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Monitoring Report				
Date Completed:		3/12/1999				
Comments:		Approval letter is not available in the Repository File Room				
Title:		Communication that DTSC will be the lead agency for REEC Facility				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394361				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/5/1993				
Comments:		Letter issued by County of Los Angeles - Fire Department				
Title:		California Communities Against Toxics - Request of Information				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394906				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/16/1997				
Comments:						
Title:		Screening Site Inspection Reassessment				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393839				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Preliminary Assessment Report				
Date Completed:		7/13/1990				
Comments:		Subject document recommended (US EPA)Not Further Remedial Action. Subsequent investigation indicated that subject site pose risk to Human Health and the Environment. Envirostor selection reflects information provided in subsequent investigation - further remedial action was requested				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title:		Inspection Warrant - REEC and Affidavit				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394916				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Inspection Warrant				
Date Completed:		3/30/1998				
Comments:						
Title:		Proposition 65 Notification				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394924				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/11/1999				
Comments:						
Title:		County of Los Angeles Department of County Engineer Industrial Waste Division Chemical Analysis of Sample				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394226				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		4/9/1975				
Comments:						
Title:		Transformers sold to REEC that allegedly did not contain mineral oil with PCBs				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394291				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		9/1/1983				
Comments:		Clarification about some transformers that allegedly did not contain mineral oil with PCBs at the time of purchasing transaction. Later REEC was informed that these transformers had mineral oil with PCBs				
Title:		County of Los Angeles Department of County Engineer - Sanitation Division - Investigation Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394276				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		3/30/1983				
Comments:						
Title:		Response to Community Assessment Questionnaire				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394864				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Community Profile				
Date Completed:		7/20/1996				
Comments:						
Title:		Deed Restriction-Rosen's property				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=6009544				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Land Use Restriction				
Date Completed:		11/5/2009				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:		The Rosen's RP group has not reached agreement on the documents.				
Title:		Dioxin and Furan Analyses				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394918				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		8/4/1998				
Comments:						
Title:		REEC Self Monitoring and Reporting				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394285				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/19/1983				
Comments:		Letter sent on April 19, 1983 - Report are not available in the Repository File Room				
Title:		Communication Plan and Coordination Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393380				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Public Participation Plan / Community Relations Plan				
Date Completed:		8/18/2005				
Comments:		Approval letter is not available in the File Room				
Title:		Proposed On-Site Soil Sampling/Leach Testing				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394949				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/10/2002				
Comments:						
Title:		REEC Self Monitoring and Reporting				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394209				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/4/1982				
Comments:		Letter sent on January 4, 1982 - Report is not available in the Repository File Room				
Title:		Monthly Summary Report for January 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393394				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		2/15/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		Remedial Action Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=5010825				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Remedial Action Plan				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Completed:		12/16/2004				
Comments:						
Title:		Limited Access Requirement - REEC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394854				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/4/1996				
Comments:		Letter issued by C2REM				
Title:		DHS - Hazardous Materials Sample Analysis Request				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394281				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		4/8/1983				
Comments:						
Title:		City of Pico Rivera - Notice of Violation and Order to Comply				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394278				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		3/30/1983				
Comments:		Notice of violation indicated that REEC shall immediately cease and desist discharging water to the dirt trench at the east boundary of the property.				
Title:		Response to DTSC Correspondence Dated February 5 2016				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60407713				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		3/31/2016				
Comments:						
Title:		Proposal Sampling Procedure for PCBs in Concrete				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394351				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/28/1991				
Comments:		Proposal Letter submitted on February 28, 1991. DTSC comments regarding subject letter is not available in the Repository File Room				
Title:		Remedial Design				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=6010368				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Design/Implementation Workplan				
Date Completed:		6/30/2006				
Comments:		The Remedial Design which includes excavation shoring design, transportation Plan, and engineered asphalt cap design is approved 6/30/2006.				
Title:		Monthly Summary Report for November 2005				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393390				
Area Name:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		12/15/2005				
Comments:		Approval Letter is not available in the File Room				
Title:		Tribal Cultural Resource Request for Outreach				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60431504				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Work Notice				
Date Completed:		11/13/2017				
Comments:		Tribal consultation occurred on October 25, 2017				
Title:		2015 REEC Annual Site Inspection Report - DTSC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60381226				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Land Use Restriction - Site Inspection/Visit				
Date Completed:		4/6/2016				
Comments:						
Title:		Notification Letter - 2016 Annual Site Inspection				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60409868				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/31/2016				
Comments:		Letter issued on May 31, 2016				
Title:		Operations and Maintenance Trust Agreement - Pinnacle Bank				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60405352				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Financial Assurance Documentation				
Date Completed:		2/10/2016				
Comments:						
Title:		Preliminary Assessment Summary				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393314				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Preliminary Assessment Report				
Date Completed:		1/3/1986				
Comments:						
Title:		Notice of Violation and Directive to Comply				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394320				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		6/22/1984				
Comments:		DHS issued a Notice of Violation as result of an field inspection held on June 18, 1984 which revealed that the subject facility was transporting, storing and disposing hazardous waste in violation of the Hazardous Waste Control Law (Section 25100 et seq H & S code)				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Draft Analytical Results - EPA Method 8280 https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394892	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Final RI/FS Workplan Revisions https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394881	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					UPRR Right of Entry - Draft https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394895	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Other Report 10/20/1997 Only a Draft document is available in the Repository File Room	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					REEC - Investigation Status - Clean-up Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394255	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Technical Report 11/2/1981	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Fact Sheet # 3 - Proposed Cleanup of Soil and Groundwater Monitoring https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394985	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Fact Sheets 10/1/2004	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Monthly Summary Report for January 2007 https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393418	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Technical Report 2/15/2007 Approval Letter is not available in the File Room	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Memorandum - Review of Risk Assessment of RI/FS Workplan https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394870	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Correspondence 10/7/1996	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title:		Addendum to Site Mitigation Feasibility Study				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393823				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		8/22/1991				
Comments:		Approval letter is not available in the Repository File Room				
Title:		Interim Report - Site Mitigation Feasibility Study				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394343				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		3/11/1991				
Comments:						
Title:		DHS - Hazardous Materials Sample Analysis Request				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394305				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		5/12/1984				
Comments:						
Title:		Monthly Summary Report for August 2005				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393388				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		9/15/2005				
Comments:		Approval letter is not available in the File Room				
Title:		Response to Request to a Meeting - November 17, 1994				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394393				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		11/4/1994				
Comments:		Latham & Watkins Letter identifying personnel that will attend the meeting on November 16, 1994.				
Title:		2016 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390757				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		2/16/2017				
Comments:						
Title:		Notice - Draft Consent Order for REEC Site				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393859				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		4/10/1995				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:		Notice letter sent to several responsible parties - April 7 and 10, 1995				
Title:		Notification of Imminent or Substantial Endangerment to the Public Health or to the Environment				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393881				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		10/28/1994				
Comments:		Letter sent to several responsible parties indicating immediate attention required				
Title:		Project Coordinator and Project Engineer Designation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393447				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		11/3/2009				
Comments:		Letter submitted on November 3, 2009				
Title:		County of Los Angeles_Department of County Engineer_Project Planning and Pollution Control Division _Industrial Waste Survey				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394231				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		3/5/1976				
Comments:						
Title:		2011 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390752				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		1/10/2012				
Comments:		During calendar year 2011, site inspections were performed on February 25, May 27, September 2 , and November 22. Other activities performed during the 2011 calendar year included groundwater monitoring on March 17 and 18, 2011 and surveying of settlement markers on September 14, 2011.				
Title:		TAG Community Comment - RI/FS Workplan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394889				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		8/15/1997				
Comments:						
Title:		2014 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60395390				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		12/2/2015				
Comments:						
Title:		Request for Extension for Installation of Groundwater Monitoring Wells				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394347				
Area Name:						
Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Correspondence						
1/14/1991						
Reasons for the request was explained during scoping meeting held on January 8, 1991						
Title:						
2005 Groundwater Monitoring Report						
Title Link:						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393445						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Operation and Maintenance Report						
Date Completed:						
1/30/2006						
Comments:						
Approval Letter is not available in the File Room						
Title:						
Project Coordinator Designation						
Title Link:						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393358						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Correspondence						
Date Completed:						
8/4/2005						
Comments:						
Several letters were submitted to DTSC informing that Dean Charles was designated as Project Coordinator.						
Title:						
O & M Agreement						
Title Link:						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=6009545						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Operation & Maintenance Order/Agreement						
Date Completed:						
10/30/2009						
Comments:						
O& M Agreement signed which includes Trust Agreement for "Non-governmental parties" to fund O & M.						
Title:						
Proposed Change in Groundwater Monitoring Schedule						
Title Link:						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393448						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Correspondence						
Date Completed:						
11/29/2007						
Comments:						
Letter submitted on November 29, 2007						
Title:						
Proposed Material Handling Activities/Analytical Data Reports						
Title Link:						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394946						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Correspondence						
Date Completed:						
10/23/2000						
Comments:						
Title:						
Review of RTC to DTSC Letter December 2, 2015						
Title Link:						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60405514						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Correspondence						
Date Completed:						
2/5/2016						
Comments:						
Letter issued on 2/5/2016						
Title:						
Ecology and Environment - Comments to Call received from REEC						
Title Link:						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394326						
Area Name:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		8/5/1986				
Comments:		Letter provided comments in regards to a call from REEC indicating concerns about Site Inspection Report, dated June 16, 1986.				
Title:		Fact Sheet # 1 - Remedial Investigation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394201				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Fact Sheets				
Date Completed:		7/1/1997				
Comments:						
Title:		Rosen's Electric Site: Public Participation Activities				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394863				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		7/3/1996				
Comments:		Letter presented the revised final version of community survey letter and questionnaire in English and Spanish				
Title:		Request for a Metting of Potentially Responsible Parties				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394353				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		10/17/1991				
Comments:		Letter sent to all PRP on October 17, 1991				
Title:		Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60398129				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		7/17/2018				
Comments:						
Title:		Response to Cal-EPA Comments - RI/FS Workplan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394875				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/14/1997				
Comments:						
Title:		DTSC Letter Review - RI/FS Workplan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394873				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/15/1997				
Comments:						
Title:		EPA Cover Letter - Inspection Report C(86)C125 - report was prepared by Ecology and Environment under				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		contract to the EPA https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394327				
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		REEC - Stormwater Maintenance Activities https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394271 Correspondence 8/4/1986 Subject Report is not available in the Chatsworth Repository File Room				
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		REEC Hazardous Materials Survey https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394233 Other Report 3/30/1981				
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		Annual Site Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390758 Operation and Maintenance Report 6/21/2018				
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		California Hazardous Waste Manifest https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394246 Other Report 4/30/1981				
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		New Project Coordinator for Non-Governmental Respondents https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394404 Correspondence 12/29/1995 Latham & Watkins was designated as Project Coordinator for Rosen's Electrical Equipment Company, Southern California Edison Company, Sacramento Municipal Utility District, Pacific Gas and Electric Company, Aaron Berman Steel Company and San Diego Gas and Electric Company				
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type:		County of Los Angeles - Fire Department - Possible Employee Exposure to PCBs https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394359 Correspondence				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Completed:		2/7/1992				
Comments:						
Title:		REEC Self Monitoring and Reporting				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394266				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		6/30/1982				
Comments:						
Title:		Intergovernmental Agency Consultation Request Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393981				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		12/1/2000				
Comments:		Approval letter is not available in the Repository File Room				
Title:		DHS Cover Letter - Ecological and Environment Site Inspection Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394328				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		9/17/1986				
Comments:		Ecological and Environment Site Inspection Report is not available in the Chatsworth File Room				
Title:		REEC Self Monitoring and Reporting				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394302				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/9/1984				
Comments:		Letter sent on April 9, 1984. Self Monitoring and Reporting is not available in the Repository File Room				
Title:		2011 Annual Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60389711				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		7/8/2011				
Comments:		RP did not submit a revised report accordingly to DTSC letter request				
Title:		DHS - Laboratory Analysis Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394324				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		7/13/1984				
Comments:						
Title:		Calsites Profile Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394388				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:		Other Report				
Date Completed:		6/16/1994				
Comments:						
Title:		Imminent and Substantial Endangerment Order and Consent Order - REEC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393886				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Imminent and/or Substantial Endangerment Order				
Date Completed:		2/26/1996				
Comments:		Consent Order between REEC and DTSC only				
Title:		2014 Annual Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393460				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		5/30/2014				
Comments:		Approval Letter is not available in the File Room				
Title:		County of Los Angeles_Department of County Engineer_Project Planning and Pollution Control Division _				
Title Link:		Chemical Analysis Request				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		12/9/1983				
Comments:						
Title:		Project Engineer Designation				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/15/2005				
Comments:		Approval Letter is not available in the File Room				
Title:		Memorandum - Accessibility of REEC Site				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393863				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/23/1994				
Comments:		Memorandum described site accessibility				
Title:		Request for Historical and Current Manifesting Information				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394891				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		9/30/1997				
Comments:						
Title:		Project Geologist Designation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393379				
Area Name:						
Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		8/18/2005				
Comments:		Letter submitted on August 18, 2005				
Title:		Memorandum - Groundwater Sampling and Analysis Report				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/19/1999				
Comments:						
Title:		DTSC Letter - Stormwater Discharge				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394927				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		8/5/1999				
Comments:						
Title:		Proposal of Remedial Plan for Containment of Oil along driveway				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394248				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Workplan				
Date Completed:		6/17/1981				
Comments:						
Title:		Removal Action Certification Form				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393454				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Certification				
Date Completed:		6/15/2010				
Comments:		Removal Action Certification Form was signed on June 15, 2010				
Title:		Response to Cal-EPA Request for Background Information				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394362				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		7/12/1993				
Comments:		Letter sent on July 12, 1993 by Ralph Stone Company				
Title:		Quarterly Progress Report No. 02				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394868				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		7/26/1996				
Comments:						
Title:		County of Los Angeles_Department of Industrial Relation - Division of Occupation Safety and Health - Complaint of Unsafe Condition				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394242				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		4/7/1981				
Comments:						
Title:		Annual DTSC Oversight Cost Estimate FY2015_2016				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60400322				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Annual Oversight Cost Estimate				
Date Completed:		9/10/2015				
Comments:		cost estimate completed				
Title:		REEC Self Monitoring and Reporting				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394323				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		7/6/1984				
Comments:		Letter sent on July 6, 1984. Subject report is not available in the Repository File Room				
Title:		2006 Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393449				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		12/22/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		County of Los Angeles_Department of County Engineer_Project Planning and Pollution Control Division _				
Title Link:		Inspection Report				
Area Name:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394283				
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		4/15/1983				
Comments:						
Title:		Photograph Records				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393825				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		8/25/1993				
Comments:		Document does not require an approval letter				
Title:		City of Los Angeles - Office of the City Attorney - Review of Documents				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394978				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/11/2003				
Comments:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Revised Public Participation Plan https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394983	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Geotechnical Investigation and Development of Recommendations for Temporary Excavations Adjacent to Railroad Line https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393318	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Technical Report 8/13/2003 Approval Letter is not available in the File Room	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Dioxin and Furand Analytical Report - https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394211	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Other Report 1/5/1998	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					LUC Inspection Site Visit	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Land Use Restriction - Site Inspection/Visit 5/19/2010	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Deed Restriction-UP property https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=6017334	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Land Use Restriction 11/5/2009	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					DTSC Approval Letter - RI/FS Workplan https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394880	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Correspondence 4/22/1997	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					2010 Annual Groundwater Monitoring Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60389705	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Operation and Maintenance Report 5/20/2010	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:						
Title:					2017 REEC Annual Site Inspection Report	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60413991	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Land Use Restriction - Site Inspection/Visit	
Date Completed:					12/4/2017	
Comments:					Activity completed on December 4, 2017	
Title:					DHS - Letter Notice of Violation and Directive to Comply	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394301	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Letter - Notice	
Date Completed:					4/9/1984	
Comments:					Inspection revealed storage waste capacitors in violation of the Hazardous Waste Control Law	
Title:					Remedial Action Implementation	
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Fieldwork	
Date Completed:					2/9/2007	
Comments:					PCB contaminated soil excavated to 20 feet. Six thousand five hundred tons of PCB contaminated soil was excavated and disposed to Kettleman Hills disposal facility. Five thousand gallons of PCB and 1,1-DCE wash water was soil also removed from site. Engineered asphalt cap placed on the southeast corner of the Rosen's property and also on Union Pacific Railroad property.	
Title:					Remedial Action Completion Report	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=6011912	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Remedial Action Completion Report	
Date Completed:					9/5/2007	
Comments:					The report details the remediation activities which included excavation and off-site disposal of PCB-contaminated soil and placement of engineered caps on the southeastern portion of the Rosen's property and also on the Union Pacific railroad property adjacent to Rosen's.	
Title:					Notice of Proposed Determination of Noncompliance with Order I&SE 95/96-003	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394928	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Letter - Notice	
Date Completed:					11/9/1999	
Comments:						
Title:					Soil Contamination on Union Pacific Railroad Property Adjacent to REEC	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394207	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Correspondence	
Date Completed:					2/24/2000	
Comments:					Letter sent to UPRR notifying that soil adjacent to REEC along UPRR rail track has been characterized as impacted with PCBs	
Title:					Proposal of Supplemental Site Investigation - Cover Letter	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394345 Correspondence 11/21/1990 Ralph Stone Cover Letter - Subject Site Investigation is not available in the Repository File Room	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					IS&E Order https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=5010829 Unilateral Order (I/SE, RAO, CAO, EPA AO) 12/22/1995 After extensive efforts to negotiate a consent order were not successful, DTSC issued an imminent and substantial endangerment determination and remedial action order for the Rosen's Electrical Equipment Company Site.	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Supplemental Data - Laboratory Analysis https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394330 Other Report 4/6/1989	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Site Assessment and Mitigation Work Plan https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394334 Technical Workplan 2/1/1990	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					2013 Annual Groundwater Monitoring Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393971 Operation and Maintenance Report 5/31/2013 Approval letter is not available in the Repository File Room	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Monthly Summary Report for April 2007 https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393425 Technical Report 5/15/2007 Approval Letter is not available in the File Room	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Hazardous Substance Information Request Addendum https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393848 Information Request Letter 12/2/1993	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title:					2012 Annual Site Report	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390753	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Operation and Maintenance Report	
Date Completed:					1/23/2013	
Comments:					During calendar year 2012, inspections were performed at the Site on February 23, September 28, and December 28. Other activities performed during the 2012 calendar year included groundwater monitoring on March 15 and 16, 2012 and surveying of settlement markers on September 18, 2012.	
Title:					Notice of Proposed Determination of Non-Compliance with Order I&SE 95/96-003	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394948	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Letter - Notice	
Date Completed:					12/11/2001	
Comments:						
Title:					Well Installation Workplan	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60431516	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Well Installation Workplan	
Date Completed:					5/25/2018	
Comments:						
Title:					Annual DTSC Oversight Costs Estimate FY 2016/2017	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60418226	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Annual Oversight Cost Estimate	
Date Completed:					9/29/2016	
Comments:						
Title:					REEC Refuses to Cleanup Property Pursuant to I&SE Order 95/96-002	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394923	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Correspondence	
Date Completed:					5/6/1999	
Comments:						
Title:					Memorandum - Review of HASP of RI/FS Workplan	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394862	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Correspondence	
Date Completed:					6/19/1996	
Comments:						
Title:					DHS - Hazardous Materials Sample Analysis Request	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394317	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:		Other Report				
Date Completed:		6/18/1984				
Comments:						
Title:		Consent Order				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Consent Order				
Date Completed:		2/26/1996				
Comments:		A consent order was signed between DTSC and 9 of the 10 PRPs for the site. The I&S/E Order was recinded for all those signing the consent order. The I&S/E order remains in effect for the 1 PRP not signing.				
Title:		Ralph Stone Cover Letter - Status Report for Investigation and Cleanup of Contaminated Soils				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394346				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/26/1990				
Comments:		Letter Report submitted on December 26, 1990				
Title:		2012 Annual Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60303249				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		9/13/2012				
Comments:		Reviewed & Sent out.				
Title:		Groundwater Contamination on and Adjacent to REEC Facility				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394206				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/24/2000				
Comments:		Letter sent to several state agencies notifying that groundwater has been impacted with PCB on and adjacent to REEC Facility				
Title:		Latham & Watkins Letter - Field Activities Adjacent to REEC Site				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394921				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		8/25/1998				
Comments:						
Title:		Memorandum of Meeting held on December 1, 1994				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394394				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/9/1994				
Comments:		Memorandum of a meeting held on December 1, 1994 among DTSC's representatives, Mr. William Rosen and two attorneys form Latham & Watkins acting as his counsel.				
Title:		Discussion with RWQCB Regarding Transfer Oversight Responsibility				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394360				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/10/1992				
Comments:		Letter indicated concerns in regards to proposal changes in oversight responsibility				
Title:		Los Angeles County DHS - Supplemental Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394253				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		11/1/1981				
Comments:						
Title:		CEQA				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=5016507				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		CEQA - Initial Study/ Neg. Declaration				
Date Completed:		12/16/2004				
Comments:		The RAP includes excavation of 4,000 cu. yds. of PCB-contaminated soil, cap, deed restriction, ground water monitoring - Public comments were addressed. An Initial Study, Negative Declaration, and De Minimus Finding were completed for this PCB-contaminated site. No comments on the draft Negative Declaration were received.				
Title:		REEC Letter - Submission of Stormwater Contingency Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394228				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/16/1975				
Comments:		REEC sent to the Los Angeles County, Department of County Engineer, Pollution Control Division, a stormwater collection system plan. Subject plan is not available in the Repository File Room				
Title:		Request for Approval - Groundwater Monitoring Well Installation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394904				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Well Installation Workplan				
Date Completed:		1/29/1998				
Comments:						
Title:		Extension Request for Field Sampling Event				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393452				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		9/1/2005				
Comments:		Letter submitted on November 1, 2005				
Title:		2006 Annual Groundwater Report - September				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393983				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Monitoring Report				
Date Completed:		12/1/2006				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:		Approval letter is not available in the Repository File Room				
Title:		DTSC Letter - Response to TAG Comments				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394894				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		10/30/1997				
Comments:						
Title:		Quarterly Progress Report No. 01				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394858				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		4/30/1996				
Comments:						
Title:		Rosens Electrical Equipment O&M Financial Assurance				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60388290				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Financial Assurance Documentation				
Date Completed:		11/18/2015				
Comments:						
Title:		DTSC Letter - Risk Assessment Issues				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394931				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/2/2000				
Comments:						
Title:		California Hazardous Waste Manifest				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394258				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		5/6/1982				
Comments:						
Title:		Monthly Summary Report for September 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393410				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		10/16/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		DTSC Letter - Oversight Costs				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394920				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Completed:		8/14/1998				
Comments:						
Title:		Additional Site Characterization/Exploratory Boring Adjacent to RMW-2				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60431518				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Fieldwork				
Date Completed:		12/8/2017				
Comments:		Field activity completed on December 8, 2017				
Title:		City of Anaheim Notification Letter of Project Coordinator				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394210				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/5/1996				
Comments:		Letter sent by City of Anaheim on January 5, 1996 indicating new project coordinator				
Title:		Confirmation that DTSC agreed to negotiate an agreement				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394399				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/21/1995				
Comments:		Letter sent by Latham & Watkins indicating that DTSC agreed to give the parties named by the Department in the draft Order until may 23, 1995 to negotiate an agreement with the Department for the subject activities.				
Title:		Designated Project Coordinator - REEC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394853				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		3/18/1996				
Comments:		Letter issued by C2REM				

43	5 of 8	SE	0.25 / 1,316.27	180.46 / -26	8226 WHITTIER BLVD PICO RIVERA CA 90660	HMS LA
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Site No: 005083
Area: 1L

Detail Info

Permit No:	000008057	Permit Status Code:	CLOS
Permit Cat Desc:	Industrial Waste Permit	Permit Category:	I
Status Code:	CLOS	File No:	I05275
Status Desc:	Permit Closed	File Name:	ROSENS ELECTRICAL EQUIPMENT CO
Permit Status Desc:	Permit Closed		
Permit Type:	09		
Permit Type Desc:	Operating Industrial Waste Permit - Offsite		

Detail Info

Permit No:	00003045T	Permit Status Code:	REM
Permit Cat Desc:	Underground Storage Tank	Permit Category:	T
Status Code:	REM	File No:	005275

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Status Desc:		Equipment Removed		File Name:		ROSENS ELECTRICAL EQUIPMENT CO
Permit Status Desc:		Equipment Removed				
Permit Type:		0				
Permit Type Desc:		Underground Storage Tank Operating Permit				

[43](#)

6 of 8

SE

0.25 /
1,316.27

180.46 /
-26

ROSEN'S ELECTRICAL
EQUIPMENT
8226 E. WHITTIER BLVD.
PICO RIVERA CA 90660

HWSS
CLEANUP

Estor/EPA ID:	19360068	Census Tract:	6037500700
Site Code:	300369, 301279	Funding:	RESPONSIBLE PARTY
Status Date:	5/11/2021	Office:	CLEANUP CHATSWORTH
Nat Priority List:	NO	Permit Renew Lead:	
Program Type:	STATE RESPONSE	Public Particip Spec:	ERGLAE GOMEZ
Cal Enviro Score:	76-80%	Project Manager:	DON INDERMILL
Acres:	2 ACRES	Supervisor:	ANDRES CANO
Assembly District:	58	County:	LOS ANGELES
Senate District:	32	Latitude:	34.0058026685508
School District:		Longitude:	-118.095742164461
APN:	6348-021-006, 6348021006		
Status:	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS		
Cleanup Status:	CERTIFIED / OPERATION & MAINTENANCE AS OF 5/11/2021		
Cleanup Oversight Agencies:	DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY		
Site Type:	STATE RESPONSE OR NPL		
Special Program:			
Cause of Contamination:	EQUIPMENT/INSTRUMENT REPAIR, JUNKYARD, RECYCLING - OTHER, RECYCLING - SCRAP METAL, TRANSFORMER REPAIR		
Potential Media Affected:	AQUIFER USED FOR DRINKING WATER SUPPLY AFFECTED, SOIL		
Summary URL:	https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=19360068		
Press Contact:			
Potential Contaminants:			

DIOXIN (AS 2,3,7,8-TCDD TEQ)
POLYCHLORINATED BIPHENYLS (PCBS)
VOLATILE ORGANICS (8260B VOCS)

Site History:

The property is located at 8226 East Whittier Boulevard in Pico Rivera, California, bounded by Whittier Boulevard on the north, Van Norman Road on the west, the Union Pacific Railroad (UPRR) 12-15-foot elevated tracks on the south.

The Site is largely flat, at an elevation of approximately 170 feet above mean sea level, in an urbanized alluvial plain in the Los Angeles Basin. The Site is surrounded to the west and south by industrial facilities and to the north by small business, residences and a church.

From 1948 to the 1980s, REEC and its predecessor(s) reclaimed copper from the cores of used electrical transformers. Used old or surplus transformers were obtained from entities, including but not limited to, utility companies, municipalities and the federal government. On occasion, oils from transformers were released into the environment as the transformers were handled, reclaimed and/or stored. Because of operations at the former facility, surface and subsurface soils were impacted with hazardous wastes such as polychlorinated biphenyls (PCBs), petroleum hydrocarbons, volatile organic compounds (VOCs), metals, dioxins and furans. These compounds were found in different matrix media as result of waste discharge to the surface. Previously investigations performed at the former Facility associated the presence of these compounds in different matrix media to oils from transformers formerly serviced at the site, maintenance activities and fugitive dust from on-site furnaces used to remove materials from recyclables.

Transformers were handled and stored on and adjacent to the former unpaved area located in the southeastern quadrant of the former Facility. Recycling furnaces were located approximately 70 feet (ft.) from the southeastern quadrant of the former Facility. REEC relocated its operation from the Site in 2008. On or about July 6, 2010, the REEC's property was sold to Whittier Pine LLC by TC Pan (Whittier Pine LLC) and leased to Pacific Eagle Construction Supply Inc. (Pacific Eagle). Currently, the Site is used as a storage yard and staging area.

Site Regulatory History Regarding to the Presence of PCBs at the Site:

- From April 2, 1975 to March 30, 1983, City of Pico Rivera issued three Notices of Violations and Orders to Comply to the facility.
- On April 7, 1975, Los Angeles Regional Water Quality Control Board (LARWQCB) notified REEC that discharges of water used to cool transformers during copper recovery operations into an adjacent drainage ditch was not in accordance with the California Water Code.
- On April 6, 1981, Department of County Engineer – Facilities Sanitation Division issued an investigation report that wastewater from transformer washing operation was been discharged to the ground.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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- On July 8, 1981, County of Los Angeles, Office of the District Attorney, Consumer and Environment Protection Division, notified the facility that the County of Los Angeles would file a lawsuit against REEC due multiple violations of Section 17200 of the California Business and Professions Code and have indicated that soil samples collected at the facility reported concentrations of PCBs ranging from 92 to 21,000 mg/kg.
 - On January 10, 1984, USEPA, Region 9, issued a Toxic Substances Control Act (TSCA) PCB Investigation Report. The report indicated potential violations according to 40 CFR 761.180, since no annual document had been prepared for 1981, 1982 and 1983 covering shipments of PCB-contaminated soil and PCB capacitors.
 - On March 27, 1984, County of Los Angeles, Department of Health Services issued a letter directing the facility to comply with California Health and Safety Code (HSC) sections 25189 and 25191.
 - On June 22, 1984, State of California- Health and Welfare Agency, Department of Health Services issued a Notice of Violation and Directive to Comply to the facility.
 - On January 1986, State of California- Health and Welfare Agency, Department of Health Services issued a Preliminary Assessment Summary. This document indicated that was unknown whether the Site had been adequately assessed for removal of contaminated soils. Off-site subsurface contamination was assessed as potentially extensive because of the facility's historical discharges of wastewater into the unlined Arroyo Ditch.
 - On June 17, 1986, Ecology and Environment performed a site inspection under USEPA contract no. 68-01-6692. Inspection recommendations included referral of the Site to the United States Environmental Protection Agency (USEPA)'s enforcement section for possible TSCA violations, and referral to the local Health Department for additional sampling activities.
 - On May 5, 1993, DTSC assumed lead agency status for REEC facility based on the fact there is known groundwater contamination and LARWQCB refused to accept oversight alleging that the environmental concerns at the subject property was more related to exposures and potential risk from soil and equipment contaminations, not groundwater concerns.
 - On February 2, 1996, DTSC issued an Imminent and Substantial Endangerment Determination and Order and Remedial Action Order's (I&SE-RAO), Docket No. I&SE-RAO 05/06-002 to the Respondent (REEC). The purpose of this Order was to ensure that any release or threatened release of hazardous substances to the air, soil, surface water and ground water at or from the Site would be thoroughly investigated and that a plan to take appropriate removal/remedial actions would be prepared. DTSC alleged that the Responsible Party (REEC) and several other parties were potentially responsible for the contamination of the Site.
 - From August 1997 through August 1999, a formal remedial investigation (RI) was conducted at the Site. Results from the RI indicated that the lateral and vertical extent of PCBs-impacted soil in the former unpaved area in the southeast quadrant was consistent with localized releases from previous operations at the facility. Released oil containing PCBs locally infiltrated the former unpaved area and seeped vertically into the deeper sandy soil vadose zone. The RI data indicated that the vertical distribution of PCBs with concentrations above 10 mg/kg extended to 60 feet below grade surface (bgs) near monitoring well RMW-2 and boring BD-1 (later converted into monitoring well RDW-1). The presence of PCBs in the porous media at a depth below the ground water was interpreted in the RI as result of past spills at periods of deep groundwater levels, due to recurrent groundwater piezometric elevation fluctuations, consequently, promoting a large smear profile area and inducing downward vertical transport of PCBs.
 - The final Remedial Investigation/Feasibility Study (RI/FS) Report was submitted to the DTSC in October 1999, and was approved by the DTSC on June 18, 2000. A Remedial Action Plan (RAP) was submitted to DTSC in August 2003. The remedial actions proposed in the RAP included excavation and removal of PCB contaminated soils beneath specific areas of the Site, installation of an engineered cap, placement of a deed restriction on the property where contamination would be left in place at levels that prevent unrestricted use, and groundwater monitoring. The chosen remedy was implemented on both facility's area of concerns (AOC)#1 (the south-central portion of the former unpaved area located in the southeast corner of the Facility) and AOC#2 (along a surface drainage path adjacent to the south of the REEC's property within the railroad right-of-way). The RAP was approved by DTSC on December 16, 2004.
 - On July 19, 2005, DTSC issued an I&SE-RAO, Docket No. I&SE-RAO 95/96-002, to the Respondents: REEC, Aaron Berman, an individual, Berman Steel Company, Pacific Gas and Electric Company, Southern California Edison Company, San Diego Gas and Electric, City of Anaheim, City of Los Angeles Department of Water and Power, City of Pasadena Water and Power Department, Sacramento Municipal Utility District and United States of America, by and through the Defense Logistics Agency. The Order determined that the Respondents must continue interim groundwater monitoring in accordance with DTSC's approved RAP, furnishing a Public Participation Plan, provide a Remedial Design (RD) describing in detail the technical and operational plans for implementation of the Final RAP, implementation of Final RAP, O&M requirements in accordance with the Final RAP and Five-Year Review to review and reevaluate the remedial action after a period of 5 years from the date of completion and every 5 years thereafter.
- Because the Site will remain as an industrial parcel for foreseeable future, the Non-Governmental Respondents selected soil excavation of impacted soils at the two areas of concerns, off-site disposal of the unearthed soil materials to permitted facility(s) (landfill), installation of an engineering cap on both areas of concerns (AOCs), placement of a deed restriction on the properties where contamination will be left in place to allow oversight access to conduct groundwater monitoring and restrict beneficial end use. Additionally, long term post-closure groundwater monitoring and maintenance of AOC#1 and AOC#2 engineering caps were recommended to preclude unacceptable impacts to groundwater quality.
- The RAP was implemented from September 2006 through February 2007 and involved the removal and off-site disposal of some of the contaminated soil to permitted facility(s) (landfill). Both AOC#1 and AOC#2 excavation areas were backfilled with clean fill to meet requirements set forth on October 2001 DTSC's fact sheet "Information Advisory – Clean Fill Material", and covered with engineered surface cap.

Following excavation and back filling with clean soil, areas designed as AOCs were covered with an impermeable engineering cap. Final Closure Report was submitted to DTSC in April 2007 and approved in September 2007.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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According to 2007 Final Closure Report, construction of AOC#1 engineered cap included final site grading, placement of cap foundation layer, base layer, and asphalt cover and associated drainage structures. Prior to placement of low permeability asphalt material at the areas of concern, a test batch was conducted at the asphalt batch plant and tested for conformance with the design mix and performance specifications. Testing results indicated that batch material met the performance for permeability, but had a lower than desired structural stability. Further, due to narrow space availability for construction within AOC#2, an alternate approach for achieving the cap permeability requirements was implemented. As a result, a double-coat pavement seal was placed over the low permeability mix asphalt in AOC#2. It was assumed that due to AOC#2 is in a non-traffic area, the seal coat would not experience any wear from point surface loads, such as vehicles.

- On October 12, 2009, a Covenant to restrict the use of a limited portion of former REEC property was made by and between Boardwalk Company, LLC (previous Site Owner) and DTSC pursuant to Civil Code section 1471. The restricted areas were located in the areas now generally bounded by a drainage ditch on the east, the northern boundary of the transformer repair building on the north, the machine shop on the west, and the UPRR's Right of Way on the south, containing the area referred to as AOC#.

- On October 28, 2009, a Covenant to restrict the use of property was made by and between the UPRR and DTSC pursuant to Civil Code section 1471. The property is a portion of Covenantor's railroad Right of Way, which is also generally describes as Los Angeles County Assessor's Parcel No. 6348-021-807, containing the area referred to as AOC#2.

- On November 30, 2009, DTSC, Non-Governmental Respondents, Local Governmental Respondents, and Federal Governmental Respondent entered into an Operation and Maintenance Consent Agreement (Consent Agreement), Docket No. HAS-CA 08/09-130, pursuant to HSC sections 25355.59a)(1) (C), 58009, and 58010, and sections 113(f)(2) and 113(f)(3)(B) of Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The Consent Agreement directed that the Non-Governmental Respondent shall be responsible for carrying out all activities and obligations determined in the O&M Plan that was submitted to DTSC in April 2007 and approved in September 5, 2007. Among the scheduled activities listed in the O&M Plan; ground water shall be monitored annually; groundwater wells (alternative point of compliance wells) shall be inspected semi-annually; final cover shall be inspected quarterly in the first year, semi-annually in the second and third years, and from the fourth year forward, annually; drainage system inspection shall be conducted on a quarterly basis; and the Non-Governmental Respondents shall review and reevaluate the remedial action after a period of 5 years from the date of completion and every 5 years thereafter.

- On June 15, 2010, DTSC issued a Removal Action Certification Form. DTSC determined that all appropriate removal/remedial action were completed and that all acceptable engineering practices implemented; however, the Site requires ongoing O&M and monitoring efforts according to the approved 2009 O&M Plan. O&M activities have been performed at the Site pursuant to 2005 I&SE-RAO and 2009 Consent Agreement, which includes annual groundwater monitoring, maintenance of groundwater monitoring systems, inspection and maintenance of the engineered asphalt cap, monitoring and maintenance of settlement monuments and drainage system inspection and maintenance, as well as associated reporting to DTSC. Alternative point of compliance wells have been monitored since 1999 and O&M activities, including post-closure monitoring and maintenance of AOC#1 and AOC#2, have been performed at the Site since February 2007, subsequent to completion of PCBs impacted soils removal and AOC capping activities.

Alternative point of compliance wells consist of five (5) monitoring wells. RMW-2 is located within the limits of the AOC#1 capped area. RMW-4 is located just beyond the southwestern facility boundary. RMW-5 is located to the southwest of the former Facility, south of RMW-4 and approximately 340 ft. from RMW-2. RMW-6 is located just beyond the northwestern facility boundary. RMW-7 is located approximately 320 ft. beyond the south.

Based on the information provided in the 2016 FYR Report, DTSC has concurred with the Non-Governmental Respondents' determination that: (i) the implemented remedy continues to be protective of human health; and (ii) the asphalt cover installed in the AOC#1 is currently preventing surface water infiltration that would promote/enhance percolation of chemical of concerns that may reside/be present in the unsaturated porous media beneath the asphalt cover.

Asphalt cover installed in AOC#2 was rectified to ensure that the remedy functions as intended. The following repairing actions were conducted at AOC#2: (i) placement of seal coat or binder in a gap between the REEC's southern perimeter wall and the ground surface along the AOC#2 northern limits; (ii) cleaning out gravels/vegetation that have been deposited/grown in the culvert outlets that transect the UPRR elevated rail track adjacent to the AOC#2 southern limits; and (iii) resealing the asphalt cover 2.

Groundwater elevations have decreased to levels below the alternative point of compliance (POC) monitoring wells' screens. Since 2014 this has prevented the Non-Governmental Respondents from collecting environmental groundwater samples to determine whether the remedy's objectives of protecting groundwater quality are being met.

Completed Activities

Area Name:

Area URL:

Sub Area:

Sub Area URL:

Title: Estimated oversight cost 2018-19
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60452796

Document Type: Annual Oversight Cost Estimate

Activity Type: Completed Activities

Date Completed: 9/28/2018

Comments:

Area Name:

Area URL:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
Annual DTSC Oversight Cost Estimate FY 2017/2018 https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60431503 Annual Oversight Cost Estimate Completed Activities 8/18/2017						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
DWR_Bulletin No. 104_Planned Utilization of the Groundwater Basis of Costal Plain of LA County https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393872 Technical Report Completed Activities 8/1/1988						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
Transformers sold to REEC that allegely did not contain mineral oil with PCBs https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394291 Correspondence Completed Activities 9/1/1983 Clarification about some transformers that allegedly did not contain mineral oil with PCBs at the time of purchasing transaction. Later REEC was informed that these transformers had mineral oil with PCBs						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
City of Pico Rivera - Notice of Violation and Order to Comply https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394224 Letter - Notice Completed Activities 4/2/1975 Notice of Violation issued by the City of Pico Rivera on April 2, 1975. Discharge of industrial waste and failure to submit plant and correct the violations.						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
California Hazardous Waste Manifest https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394258 Other Report Completed Activities 5/6/1982						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
California Hazardous Waste Manifest https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394246 Other Report Completed Activities 4/30/1981						
Area Name:						
Area URL:						
Sub Area:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area URL:						
Title: County of Los Angeles Department of County Engineer - Sanitation Division - Investigation Report						
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394238						
Document Type: Other Report						
Activity Type: Completed Activities						
Date Completed: 4/6/1981						
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title: Proposal for Work Plan for Sampling Concrete Surfaces for PCB Contamination						
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394356						
Document Type: Technical Workplan						
Activity Type: Completed Activities						
Date Completed: 11/13/1991						
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title: Proposal Sampling Procedure for PCBs in Concrete						
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394351						
Document Type: Correspondence						
Activity Type: Completed Activities						
Date Completed: 2/28/1991						
Comments: Proposal Letter submitted on February 28, 1991. DTSC comments regarding subject letter is not available in the Repository File Room						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title: Request for Extension for Installation of Groundwater Monitoring Wells						
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394347						
Document Type: Correspondence						
Activity Type: Completed Activities						
Date Completed: 1/14/1991						
Comments: Reasons for the request was explained during scoping meeting held on January 8, 1991						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title: Ralph Stone Cover Letter - Status Report for Investigation and Cleanup of Contaminated Soils						
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394346						
Document Type: Correspondence						
Activity Type: Completed Activities						
Date Completed: 12/26/1990						
Comments: Letter Report submitted on December 26, 1990						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title: REEC Self Monitoring and Reporting						
Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394221						
Document Type: Correspondence						
Activity Type: Completed Activities						
Date Completed: 2/15/1985						
Comments: Letter sent on February 15, 1985 - Report is not available in the Repository File Room						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title: EPA TSCA Inspection Report						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394204	
Document Type:					Technical Report	
Activity Type:					Completed Activities	
Date Completed:					1/20/1984	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					County of Los Angeles Department of County Engineer Site Drainage Plan	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394290	
Document Type:					Correspondence	
Activity Type:					Completed Activities	
Date Completed:					8/16/1983	
Comments:					Drainage Plan was not approved. Letter included several comments to be addressed	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					REEC Self Monitoring and Reporting	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394289	
Document Type:					Correspondence	
Activity Type:					Completed Activities	
Date Completed:					7/18/1983	
Comments:					Letter sent on June 18, 1983 - Report are not available in the Repository File Room	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					California Regional Water Quality Control Board - Los Angeles Region - Non Compliance of Wastewater Discharge	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394225	
Document Type:					Correspondence	
Activity Type:					Completed Activities	
Date Completed:					4/7/1975	
Comments:					Letter issued by California Regional Water Quality Control Board - Los Angeles Region - notifying no compliance on wastewater discharges	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					2012 Annual Groundwater Monitoring Report	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60303249	
Document Type:					Operation and Maintenance Report	
Activity Type:					Completed Activities	
Date Completed:					9/13/2012	
Comments:					Reviewed & Sent out.	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					2011 Annual Site Report	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390752	
Document Type:					Operation and Maintenance Report	
Activity Type:					Completed Activities	
Date Completed:					1/10/2012	
Comments:					During calendar year 2011, site inspections were performed on February 25, May 27, September 2 , and November 22. Other activities performed during the 2011 calendar year included groundwater monitoring on March 17 and 18, 2011 and surveying of settlement markers on September 14, 2011.	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					2010 Annual Site Report	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390751				
Document Type:		Operation and Maintenance Report				
Activity Type:		Completed Activities				
Date Completed:		1/31/2011				
Comments:		During calendar year 2010, semi-annual site inspections were performed on February 19 and August 30. Other activities performed during the 2010 calendar year included groundwater monitoring on March 24, 2010 and surveying of settlement markers on September 27, 2010.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		REEC Self Monitoring and Reporting				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394285				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		4/19/1983				
Comments:		Letter sent on April 19, 1983 - Report are not available in the Repository File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		County of Los Angeles_Department of County Engineer_Project Planning and Pollution Control Division _Industrial Waste Survey				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394231				
Document Type:		Other Report				
Activity Type:		Completed Activities				
Date Completed:		3/5/1976				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Monthly Summary Report for October 2006				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393412				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		11/15/2006				
Comments:		Approval Letter is not available in the File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Monthly Summary Report for September 2006				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393410				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		10/16/2006				
Comments:		Approval Letter is not available in the File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Monthly Summary Report for March 2006				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393397				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		4/17/2006				
Comments:		Approval Letter is not available in the File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Project Engineer Designation				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title URL:						
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		12/15/2005				
Comments:		Approval Letter is not available in the File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Stormwater Montioring and Site Evaluation Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393975				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		6/1/2000				
Comments:		Approval letter is not available in the Repository File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Latham & Watkins Letter - Field Activities Adjacent to REEC Site				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394921				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		8/25/1998				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Anlytical Results EPA Method 8280				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394897				
Document Type:		Other Report				
Activity Type:		Completed Activities				
Date Completed:		11/6/1997				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Annual Site Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390759				
Document Type:		Operation and Maintenance Report				
Activity Type:		Completed Activities				
Date Completed:		6/28/2019				
Comments:		Annual Site report is accepted				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Operations and Maintenance Trust Agreeement - Pinnacle Bank				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60405352				
Document Type:		Financial Assurance Documentation				
Activity Type:		Completed Activities				
Date Completed:		2/10/2016				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Transmittal Letter to USEPA - Notification of Residual Presence of PCBs in Soil and Ground Water				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60405515				
Document Type:		Correspondence				
Activity Type:		Completed Activities				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Completed:		2/5/2016				
Comments:		Letter issued on 2/5/2016				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Rosens Electrical Equipment O&M Financial Assurance				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60388290				
Document Type:		Financial Assurance Documentation				
Activity Type:		Completed Activities				
Date Completed:		11/18/2015				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		County of Los Angeles - Office of the District Attorney - Decision of not Initiate a Lawsuit -				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394947				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		1/22/1982				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		REEC - Investigation Status - Clean-up Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394255				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		11/2/1981				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		LUC Inspection Site Visit				
Title URL:						
Document Type:		Land Use Restriction - Site Inspection/Visit				
Activity Type:		Completed Activities				
Date Completed:		5/19/2010				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		2009 Annual Site Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390750				
Document Type:		Operation and Maintenance Report				
Activity Type:		Completed Activities				
Date Completed:		1/11/2010				
Comments:		During calendar year 2009, semi-annual site inspections were performed on February 2 and September 30, with a quarterly drainage inspection performed on November 19, 2009. Other activities performed during the 2009 calendar year included groundwater monitoring on March 4, 2009 and surveying of settlement markers on November 19, 2009.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Certification				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=5010822				
Document Type:		Certification				
Activity Type:		Completed Activities				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Completed:		11/17/2009				
Comments:		Site was certified.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		2008 Annual Groundwater Monitoring Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393441				
Document Type:		Operation and Maintenance Report				
Activity Type:		Completed Activities				
Date Completed:		4/15/2008				
Comments:		Approval Letter is not available in the File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Monthly Summary Report for December 2006				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393416				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		1/15/2007				
Comments:		Approval Letter is not available in the File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		2006 Groundwater Monitoring Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393449				
Document Type:		Operation and Maintenance Report				
Activity Type:		Completed Activities				
Date Completed:		12/22/2006				
Comments:		Approval Letter is not available in the File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		2006 Annual Groundwater Report - September				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393983				
Document Type:		Monitoring Report				
Activity Type:		Completed Activities				
Date Completed:		12/1/2006				
Comments:		Approval letter is not available in the Repository File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Monthly Summary Report for June 2006				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393403				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		7/17/2006				
Comments:		Approval Letter is not available in the File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Monthly Summary Report for September 2005				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393382				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		10/17/2005				
Comments:		Approval Letter is not available in the File Room				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Name:					Remedial Action Plan	
Area URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=5010825	
Sub Area:						
Sub Area URL:						
Title:						
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=5010825	
Document Type:					Remedial Action Plan	
Activity Type:					Completed Activities	
Date Completed:					12/16/2004	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Groundwater Monitoring Report	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60398129	
Document Type:					Operation and Maintenance Report	
Activity Type:					Completed Activities	
Date Completed:					7/17/2018	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Additional Site Characterization/Exploratory Boring Adjacent to RMW-2	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60431518	
Document Type:					Fieldwork	
Activity Type:					Completed Activities	
Date Completed:					12/8/2017	
Comments:					Field activity completed on December 8, 2017	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Tribal Cultural Resource Request for Outreach	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60431504	
Document Type:					Work Notice	
Activity Type:					Completed Activities	
Date Completed:					11/13/2017	
Comments:					Tribal consultation occurred on October 25, 2017	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Additional Site Characterization/Exploratory Boring Work Plan	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60430962	
Document Type:					Site Characterization Workplan	
Activity Type:					Completed Activities	
Date Completed:					8/29/2017	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Response to DTSC Correspondence Dated February 5 2016	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60407713	
Document Type:					Correspondence	
Activity Type:					Completed Activities	
Date Completed:					3/31/2016	
Comments:						
Area Name:						
Area URL:						
Sub Area:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area URL:						
Title:		Response to required Financial Assurance documents				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60392974				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		5/26/2015				
Comments:		Email sent to Responsible Party addressing submitted questions.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		2009 Annual Groundwater Monitoring Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60389719				
Document Type:		Operation and Maintenance Report				
Activity Type:		Completed Activities				
Date Completed:		2/27/2015				
Comments:		Draft Document was accept as final. Any discrepancy will be addressed in future monitoring reports				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		New Individual for Southern California Edison Company's Sevice of Process				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394400				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		10/4/1995				
Comments:		Letter issued by Southern California Edison Company indicating a new individual for service process				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Calsites Profile Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394388				
Document Type:		Other Report				
Activity Type:		Completed Activities				
Date Completed:		6/16/1994				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		County of Los Angeles - Fire Department - Possible Employee Exposure to PCBs				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394359				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		2/7/1992				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Request for a Metting of Potentially Responsible Parties				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394353				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		10/17/1991				
Comments:		Letter sent to all PRP on October 17, 1991				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Interim Report - Site Mitigation Feasibility Study				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394343				

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev/Diff (ft)</i>	<i>Site</i>	<i>DB</i>
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		3/11/1991				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Climate Atlas of United States - June 1968				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393874				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		8/1/1988				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Underground Storage Tank Case Closure - REEC				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394874				
Document Type:		No Further Action Letter				
Activity Type:		Completed Activities				
Date Completed:		2/6/1997				
Comments:		No Further Action Letter issued by Los Angeles Regional Water Quality Control Board				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Quarterly Progress Report No. 01				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394858				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		4/30/1996				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Designated Project Engineer/Geologist - REEC				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394856				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		4/12/1996				
Comments:		Fluor Daniel Environmental Services was selected by REEC to act on their behalf as Project Engineer				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		5-Year Review				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60352318				
Document Type:		5 Year Review Workplan				
Activity Type:		Completed Activities				
Date Completed:		8/9/2016				
Comments:		FYR Work Plan was approved on August 9, 2016.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Annual DTSC Oversight Cost Estimate FY2015_2016				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60400322				
Document Type:		Annual Oversight Cost Estimate				
Activity Type:		Completed Activities				
Date Completed:		9/10/2015				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:		cost estimate completed				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		30-day Extension to Financial Assurance Request Letter				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60392558				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		5/11/2015				
Comments:		Email sent to Dean Charles, REEC Project Coordinator – de maximis, inc., allowing a 30-day extension to submit to DTSC documents related to O&M Financial Assurance Requirement. Revised closing date for document submission is June 13, 2015.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		2013 REEC Annual Site Inspection Report				
Title URL:						
Document Type:		Land Use Restriction - Site Inspection/Visit				
Activity Type:		Completed Activities				
Date Completed:		10/11/2013				
Comments:		Completed. Capped area in AOC1 is in good shape though drums on site. AOC2 is in bad shape. Clarifer is open. See report				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		DTSC Letter - Stormwater Discharge				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394927				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		8/5/1999				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Administrative Record List				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394912				
Document Type:		Other Report				
Activity Type:		Completed Activities				
Date Completed:		2/6/1998				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		California Communities Against Toxics - Request of Information				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394906				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		12/16/1997				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		2013 Annual Groundwater Monitoring Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393971				
Document Type:		Operation and Maintenance Report				
Activity Type:		Completed Activities				
Date Completed:		5/31/2013				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:		Approval letter is not available in the Repository File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Removal Action Certification Form				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393454				
Document Type:		Certification				
Activity Type:		Completed Activities				
Date Completed:		6/15/2010				
Comments:		Removal Action Certification Form was signed on June 15, 2010				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		O & M Agreement				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=6009545				
Document Type:		Operation & Maintenance Order/Agreement				
Activity Type:		Completed Activities				
Date Completed:		10/30/2009				
Comments:		O & M Agreement signed which includes Trust Agreement for "Non-governmental parties" to fund O & M.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Monthly Summary Report for April 2007				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393425				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		5/15/2007				
Comments:		Approval Letter is not available in the File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Monthly Summary Report for May 2006				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393401				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		6/15/2006				
Comments:		Approval Letter is not available in the File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Imminent & Substantial Endangerment Order and Remedial Action Order				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=6011291				
Document Type:		Imminent and/or Substantial Endangerment Order				
Activity Type:		Completed Activities				
Date Completed:		7/19/2005				
Comments:		Order Issued.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		REEC Self Monitoring and Reporting				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394323				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		7/6/1984				
Comments:		Letter sent on July 6, 1984. Subject report is not available in the Repository File Room				
Area Name:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Notice of Violation and Directive to Comply	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394320	
Document Type:					Letter - Notice	
Activity Type:					Completed Activities	
Date Completed:					6/22/1984	
Comments:					DHS issued a Notice of Violation as result of an field inspection held on June 18, 1984 which revealed that the subject facility was transporting, storing and disposing hazardous waste in violation of the Hazardous Waste Control Law (Section 25100 et seq H & S code)	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Photograph Records	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393825	
Document Type:					Other Report	
Activity Type:					Completed Activities	
Date Completed:					8/25/1993	
Comments:					Document does not require an approval letter	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Communication that DTSC will be the lead agency for REEC Facility	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394361	
Document Type:					Correspondence	
Activity Type:					Completed Activities	
Date Completed:					5/5/1993	
Comments:					Letter issued by County of Los Angeles - Fire Department	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Screening Site Inspection Reassessment	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393839	
Document Type:					Preliminary Assessment Report	
Activity Type:					Completed Activities	
Date Completed:					7/13/1990	
Comments:					Subject document recommended (US EPA)Not Further Remedial Action. Subsequent investigation indicated that subject site pose risk to Human Health and the Environment. Envirostor selection reflects information provided in subsequent investigation - further remedial action was requested	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Letter Report - Disposal of PCB Contaminated Soil in Roll-off Bin	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394336	
Document Type:					Other Report	
Activity Type:					Completed Activities	
Date Completed:					9/25/1989	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Monthly Summary Report for November 2006	
Title URL:						
Document Type:					Technical Report	
Activity Type:					Completed Activities	
Date Completed:					12/15/2006	
Comments:					Approval Letter is not available in the File Room	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Name: Area URL: Sub Area: Sub Area URL: Title: Workplan Investigation to Support Remedial Action Plan Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393969 Document Type: Technical Workplan Activity Type: Completed Activities Date Completed: 6/5/2003 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: City of Los Angeles - Office of the City Attorney - Review of Documents Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394978 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 2/11/2003 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Removal and Remedial Preliminary Assessment Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393979 Document Type: Technical Report Activity Type: Completed Activities Date Completed: 8/1/2000 Comments: Approval letter is not available in the Repository File Room						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Background Concentration and PEA-based Criteria Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394932 Document Type: Technical Report Activity Type: Completed Activities Date Completed: 2/11/2000 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Notice of Proposed Determination of Noncompliance with Order I&/SE 95/96-003 Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394928 Document Type: Letter - Notice Activity Type: Completed Activities Date Completed: 11/9/1999 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: DTSC Letter - Oversight Costs Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394920 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 8/14/1998 Comments:						
Area Name: Area URL: Sub Area:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area URL:						
Title:						
Inspection Warrant - REEC and Affidavit						
Title URL:						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394916						
Document Type:						
Inspection Warrant						
Activity Type:						
Completed Activities						
Date Completed:						
3/30/1998						
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Rosen's Electric Equipment Company Site: Stormwater Discharges						
Title URL:						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394909						
Document Type:						
Correspondence						
Activity Type:						
Completed Activities						
Date Completed:						
1/13/1998						
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Dioxin and Furand Analytical Report -						
Title URL:						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394211						
Document Type:						
Other Report						
Activity Type:						
Completed Activities						
Date Completed:						
1/5/1998						
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
DHS - Letter Notice of Violation and Directive to Comply						
Title URL:						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394301						
Document Type:						
Letter - Notice						
Activity Type:						
Completed Activities						
Date Completed:						
4/9/1984						
Comments:						
Inspection revealed storage waste capacitors in violation of the Hazardous Waste Control Law						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
REEC Self Monitoring and Reporting						
Title URL:						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394302						
Document Type:						
Correspondence						
Activity Type:						
Completed Activities						
Date Completed:						
4/9/1984						
Comments:						
Letter sent on April 9, 1984. Self Monitoring and Reporting is not available in the Repository File Room						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
REEC Letter - Clean-up Activites Schedule						
Title URL:						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394288						
Document Type:						
Correspondence						
Activity Type:						
Completed Activities						
Date Completed:						
6/1/1983						
Comments:						
REEC Letter indicating that areas located within property limits will be clean and contaminated soil will be placed into 55-gallon drums						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Soil Contamination on Union Pacific Railroad Property Adjacent to REEC						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394207	
Document Type:					Correspondence	
Activity Type:					Completed Activities	
Date Completed:					2/24/2000	
Comments:					Letter sent to UPRR notifying that soil adjacent to REEC along UPRR rail track has been characterized as impacted with PCBs	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Memorandum - Groundwater Sampling and Analysis Report	
Title URL:						
Document Type:					Correspondence	
Activity Type:					Completed Activities	
Date Completed:					5/19/1999	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					1999 Groundwater Sampling and Analysis Report	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393965	
Document Type:					Monitoring Report	
Activity Type:					Completed Activities	
Date Completed:					3/12/1999	
Comments:					Approval letter is not available in the Repository File Room	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					DTSC Letter - Response to TAG Comments	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394894	
Document Type:					Correspondence	
Activity Type:					Completed Activities	
Date Completed:					10/30/1997	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Draft Analytical Results - EPA Method 8280	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394892	
Document Type:					Other Report	
Activity Type:					Completed Activities	
Date Completed:					10/17/1997	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					County of Los Angeles_Department of County Engineer_Project Planning and Pollution Control Division _ Inspection Report	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394240	
Document Type:					Other Report	
Activity Type:					Completed Activities	
Date Completed:					4/7/1981	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					County of Los Angeles_Department of County Engineer_Project Planning and Pollution Control Division _ Inspection Report	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394283	
Document Type:					Other Report	
Activity Type:					Completed Activities	
Date Completed:					4/15/1983	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					County of Los Angeles Department of County Engineer - Sanitation Division - Investigation Report	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394276	
Document Type:					Other Report	
Activity Type:					Completed Activities	
Date Completed:					3/30/1983	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					REEC Self Monitoring and Reporting	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394209	
Document Type:					Correspondence	
Activity Type:					Completed Activities	
Date Completed:					1/4/1982	
Comments:					Letter sent on January 4, 1982 - Report is not available in the Repository File Room	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Proposal of Remedial Plan for Containment of Oil along driveway	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394248	
Document Type:					Technical Workplan	
Activity Type:					Completed Activities	
Date Completed:					6/17/1981	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					REEC Letter - Submission of Stormwater Contingency Plan	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394228	
Document Type:					Correspondence	
Activity Type:					Completed Activities	
Date Completed:					12/16/1975	
Comments:					REEC sent to the Los Angeles County, Department of County Engineer, Pollution Control Division, a stormwater collection system plan. Subject plan is not available in the Repository File Room	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					REEC - Stormwater Maintenance Activities	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394271	
Document Type:					Correspondence	
Activity Type:					Completed Activities	
Date Completed:					4/12/1983	
Comments:					Letter notify that due to heavy storm event, storm water overflow towards the Arroyo Ditch along the property	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					California Regional Water Quality Control Board - Los Angeles Region - NO APPROVAL - Stormwater Discharge and Waste Spillage	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394257	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		3/8/1982				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		City of Los Angeles - Consumer and Environment Protection Division - Information about Alleging Multiple Violation				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394250				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		7/8/1981				
Comments:		Letter issued by County of Los Angeles - Consumer and Environment Protection Division. Letter indicated that there were multiple violations of existing California Code and a lawsuit will be filed against REEC				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Discovery				
Title URL:						
Document Type:		* Discovery				
Activity Type:		Completed Activities				
Date Completed:		4/15/1981				
Comments:		FACILITY IDENTIFIED FAC ID LACE CO ENGR. STORAGE & SCRAPING OF TRANSFORM PONDING OF LIQUIDS ON PROPERTY.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		REEC Hazardous Materials Survey				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394233				
Document Type:		Other Report				
Activity Type:		Completed Activities				
Date Completed:		3/30/1981				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Annual Site Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390758				
Document Type:		Operation and Maintenance Report				
Activity Type:		Completed Activities				
Date Completed:		6/21/2018				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Hazardous Material Sample Analysis Request and Analysis				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394887				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		8/13/1997				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Application for Access to Union Pacific Railroad Property				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394890				
Document Type:		Correspondence				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Activity Type:		Completed Activities				
Date Completed:		8/8/1997				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Public Participation Plan				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393845				
Document Type:		Public Participation Plan / Community Relations Plan				
Activity Type:		Completed Activities				
Date Completed:		7/15/1997				
Comments:		Approval letter is not available in the Repository File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Quarterly Progress Report No. 02				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394868				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		7/26/1996				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Removal Action Completion Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=5010827				
Document Type:		Removal Action Completion Report				
Activity Type:		Completed Activities				
Date Completed:		6/11/1996				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		City of Pasadena - Notification of Project Coordinator				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394208				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		1/2/1996				
Comments:		Letter sent by City of Pasadena on January 2, 1996				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Memorandum of Meeting held on December 1, 1994				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394394				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		12/9/1994				
Comments:		Memorandum of a meeting held on December 1, 1994 among DTSC's representatives, Mr. William Rosen and two attorneys from Latham & Watkins acting as his counsel.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Five-Year Review Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60413987				
Document Type:		5 Year Review Reports				
Activity Type:		Completed Activities				
Date Completed:		12/22/2016				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: 2015 Annual Site Report Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60405340 Document Type: Operation and Maintenance Report Activity Type: Completed Activities Date Completed: 4/18/2016 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: 2015 REEC Annual Site Inspection Report - DTSC Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60381226 Document Type: Land Use Restriction - Site Inspection/Visit Activity Type: Completed Activities Date Completed: 4/6/2016 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Memorandum of Meeting held on November 17, 1994 Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394397 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 11/29/1994 Comments: Memorandum of a meeting held on November 17, 1994 among DTSC's representatives and representatives from seven companies or municipalities which sent large numbers of electrical transformers to the REEC Facility.						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Memorandum - Accessibility of REEC Site Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393863 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 5/23/1994 Comments: Memorandum described site accessibility						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Groundwater Monitoring Well Installation - Field Schedule Information Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394352 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 5/7/1991 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Proposal for Site Investigation to Determine Lateral Extent of Soil Contaminated with PCB Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394350 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 2/8/1991 Comments: Proposal Letter submitted on February 8, 1991. DTSC comments regarding subject letter is not available in the Repository File Room						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Name:					Site Assessment and Mitigation Work Plan	
Area URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394334	
Sub Area:					Technical Workplan	
Sub Area URL:					Completed Activities	
Title:					2/1/1990	
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
Area Name:					California Hazard Ranking System - Guidance Manual	
Area URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393868	
Sub Area:					Other Report	
Sub Area URL:					Completed Activities	
Title:					8/1/1988	
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
Area Name:					2013 Annual Site Report	
Area URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390754	
Sub Area:					Operation and Maintenance Report	
Sub Area URL:					Completed Activities	
Title:					1/29/2014	
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:					During calendar year 2013, inspections were performed at the Site on March 26, June 28, September 10 and December 10. Other activities performed during the 2013 calendar year included groundwater monitoring on March 15 and 16, 2012 and surveying of settlement markers on September 10, 2013. During the groundwater monitoring event in March 2013, only the monitoring well RMW-2 had sufficient groundwater for purging and sample collection; wells RMW-4 through RMW-7 yielded insufficient water, therefore, they were not able to be sample during this event.	
Area Name:					Deed Restriction-Rosen's property	
Area URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=6009544	
Sub Area:					Land Use Restriction	
Sub Area URL:					Completed Activities	
Title:					11/5/2009	
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:					The Rosen's RP group has not reached agreement on the documents.	
Area Name:					2008 Annual Site Report	
Area URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393443	
Sub Area:					Operation and Maintenance Report	
Sub Area URL:					Completed Activities	
Title:					6/23/2009	
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:					Approval Letter is not available in the File Room	
Area Name:					Weekly Construction Meeting Minutes	
Area URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393455	
Sub Area:					Other Report	
Sub Area URL:					Completed Activities	
Title:						
Title URL:						
Document Type:						
Activity Type:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Completed:		10/17/2006				
Comments:		Submitted document is a meeting minutes. There is no requirement for DTSC approval				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Monthly Summary Report for July 2006				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393405				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		8/15/2006				
Comments:		Approval Letter is not available in the File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Monthly Summary Report for April 2006				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393399				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		5/15/2006				
Comments:		Approval Letter is not available in the File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Monthly Summary Report for November 2005				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393390				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		12/15/2005				
Comments:		Approval Letter is not available in the File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Notice of Proposed Determination of Non-Compliance with Imminent and Substantial Endangermetn Determination and Remedial Action Order No. I&SE - RAO 05/06-002				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393377				
Document Type:		Letter - Notice				
Activity Type:		Completed Activities				
Date Completed:		12/5/2005				
Comments:		Letter issued on December 5, 2005				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		DHS Cover Letter - Ecological and Environment Site Inspection Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394328				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		9/17/1986				
Comments:		Ecological and Environment Site Inspection Report is not available in the Chatsworth File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		EPA Cover Letter - Inspection Report C(86)C125 - report was prepared by Ecology and Environment under contract to the EPA				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394327				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		8/4/1986				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:		Subject Report is not available in the Chatsworth Repository File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Preliminary Assessment Summary				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393314				
Document Type:		Preliminary Assessment Report				
Activity Type:		Completed Activities				
Date Completed:		1/3/1986				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		DHS - Laboratory Analysis Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394324				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		7/13/1984				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		DHS _ Hazardous Materials Sample Analyses Request				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394303				
Document Type:		Other Report				
Activity Type:		Completed Activities				
Date Completed:		5/11/1984				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		DHS _ PCB Contaminated Soil Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394295				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		12/14/1983				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		2017 REEC Annual Site Inspection Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60413991				
Document Type:		Land Use Restriction - Site Inspection/Visit				
Activity Type:		Completed Activities				
Date Completed:		12/4/2017				
Comments:		Activity completed on December 4, 2017				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Annual DTSC Oversight Costs Estimate FY 2016/2017				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60418226				
Document Type:		Annual Oversight Cost Estimate				
Activity Type:		Completed Activities				
Date Completed:		9/29/2016				
Comments:						
Area Name:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Site code Correction to Docket No. HSA-CA 08/09-130	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60403506	
Document Type:					Amendment - Order/Agreement	
Activity Type:					Completed Activities	
Date Completed:					12/2/2015	
Comments:					Notification Letter issued on December 2, 2015	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					2014 Annual Site Report	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60395390	
Document Type:					Operation and Maintenance Report	
Activity Type:					Completed Activities	
Date Completed:					12/2/2015	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					TAG Community Comment - RI/FS Workplan	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394889	
Document Type:					Correspondence	
Activity Type:					Completed Activities	
Date Completed:					8/15/1997	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Final RI/FS Workplan Revisions	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394881	
Document Type:					Correspondence	
Activity Type:					Completed Activities	
Date Completed:					4/30/1997	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					South Coast Air Quality Management District - Permit Renewals	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394878	
Document Type:					Other Report	
Activity Type:					Completed Activities	
Date Completed:					3/3/1997	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Response to Community Assessment Questionnaire	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394864	
Document Type:					Community Profile	
Activity Type:					Completed Activities	
Date Completed:					7/20/1996	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title: Title URL: Document Type: Activity Type: Date Completed: Comments:					Rosen's Electric Site: Public Participation Activities https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394863 Correspondence Completed Activities 7/3/1996 Letter presented the revised final version of community survey letter and questionnaire in English and Spanish	
Area Name: Area URL: Sub Area: Sub Area URL: Title:					Geotechnical Investigation and Development of Recommendations for Temporary Excavations Adjacent to Railroad Line https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393318 Technical Report Completed Activities 8/13/2003 Approval Letter is not available in the File Room	
Title URL: Document Type: Activity Type: Date Completed: Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title:					Proposed On-Site Soil Sampling/Leach Testing https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394949 Correspondence Completed Activities 5/10/2002	
Title URL: Document Type: Activity Type: Date Completed: Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title:					Notice of Proposed Determination of Non-Compliance with Order I&SE 95/96-003 https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394948 Letter - Notice Completed Activities 12/11/2001	
Title URL: Document Type: Activity Type: Date Completed: Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title:					DTSC Letter Review - Draft RI/FS Workplan https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394914 Correspondence Completed Activities 6/28/2000	
Title URL: Document Type: Activity Type: Date Completed: Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title:					Groundwater Contamination on and Adjacent to REEC Facility https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394206 Correspondence Completed Activities 2/24/2000 Letter sent to several state agencies notifying that groundwater has been impacted with PCB on and adjacent to REEC Facility	
Title URL: Document Type: Activity Type: Date Completed: Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title:					C2REM Letter - Sampling Status and Availability of Samples	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title URL: Document Type: Activity Type: Date Completed: Comments:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394917 Correspondence Completed Activities 4/10/1998				
Area Name: Area URL: Sub Area: Sub Area URL: Title: Title URL: Document Type: Activity Type: Date Completed: Comments:		Hazardous Material Sample Analysis Request and Analysis https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394902 Other Report Completed Activities 11/13/1997				
Area Name: Area URL: Sub Area: Sub Area URL: Title: Title URL: Document Type: Activity Type: Date Completed: Comments:		DHS - Hazardous Materials Sample Analysis Request https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394281 Other Report Completed Activities 4/8/1983				
Area Name: Area URL: Sub Area: Sub Area URL: Title: Title URL: Document Type: Activity Type: Date Completed: Comments:		2011 Annual Groundwater Monitoring Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60389711 Operation and Maintenance Report Completed Activities 7/8/2011 RP did not submit a revised report accordingly to DTSC letter request				
Area Name: Area URL: Sub Area: Sub Area URL: Title: Title URL: Document Type: Activity Type: Date Completed: Comments:		Deed Restriction-UP property https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=6017334 Land Use Restriction Completed Activities 11/5/2009				
Area Name: Area URL: Sub Area: Sub Area URL: Title: Title URL: Document Type: Activity Type: Date Completed: Comments:		Monthly Summary Report for February 2007 https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393420 Technical Report Completed Activities 3/15/2007 Approval Letter is not available in the File Room				
Area Name: Area URL: Sub Area: Sub Area URL: Title: Title URL: Document Type: Activity Type:		Remedial Action Implementation Fieldwork Completed Activities				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Completed:		2/9/2007				
Comments:		PCB contaminated soil excavated to 20 feet. Six thousand five hundred tons of PCB contaminated soil was excavated and disposed to Kettleman Hills disposal facility. Five thousand gallons of PCB and 1,1-DCE wash water was soil also removed from site. Engineered asphalt cap placed on the southeast corner of the Rosen's property and also on Union Pacific Railroad property.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Monthly Summary Report for August 2006				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393408				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		9/15/2006				
Comments:		Approval Letter is not available in the File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Monthly Summary Report for January 2006				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393394				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		2/15/2006				
Comments:		Approval Letter is not available in the File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		City of Anaheim Notification Letter of Project Coordinator				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394210				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		1/5/1996				
Comments:		Letter sent by City of Anaheim on January 5, 1996 indicating new project coordinator				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		IS&E Order				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=5010829				
Document Type:		Unilateral Order (I/SE, RAO, CAO, EPA AO)				
Activity Type:		Completed Activities				
Date Completed:		12/22/1995				
Comments:		After extensive efforts to negotiate a consent order were not successful, DTSC issued an imminent and substantial endangerment determination and remedial action order for the Rosen's Electrical Equipment Company Site.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Technical Data and Information Gaps				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394390				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		7/19/1994				
Comments:		Letter indicated that DTCS identified areas where there were technical data and information gap which had to be addressed prior to any site mitigation activities were proceeded on the site.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Hazardous Substance Information Request Addendum				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393848				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:		Information Request Letter				
Activity Type:		Completed Activities				
Date Completed:		12/2/1993				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		City of Pico Rivera - Notice of Violation and Order to Comply				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394278				
Document Type:		Letter - Notice				
Activity Type:		Completed Activities				
Date Completed:		3/30/1983				
Comments:		Notice of violation indicated that REEC shall immediately cease and desist discharging water to the dirt trench at the east boundary of the property.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		County of Los Angeles - Department of Health Services - Approval of PCB contaminated soil clean-up activities				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394263				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		5/11/1982				
Comments:		DHS issued an approval letter on May 11, 1982 in regards to clean-up activities of PCB Contaminated Soil				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Uniform Hazardous Waste Manifest				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394251				
Document Type:		Other Report				
Activity Type:		Completed Activities				
Date Completed:		8/1/1981				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		DHS - Preventive Health Services - Report of Investigation				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394235				
Document Type:		Other Report				
Activity Type:		Completed Activities				
Date Completed:		4/1/1981				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Notification of Field Sampling and Field Activity				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393453				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		9/6/2005				
Comments:		Letter submitted on September 6, 2005				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Project Geologist Designation				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393379				
Document Type:		Correspondence				
Activity Type:		Completed Activities				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Completed: Comments:		8/18/2005 Letter submitted on August 18, 2005				
Area Name: Area URL: Sub Area: Sub Area URL: Title: Title URL: Document Type: Activity Type: Date Completed: Comments:					Communication Plan and Coordination Plan https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393380 Public Participation Plan / Community Relations Plan Completed Activities 8/18/2005 Approval letter is not available in the File Room	
Area Name: Area URL: Sub Area: Sub Area URL: Title: Title URL: Document Type: Activity Type: Date Completed: Comments:					Workplan for Investigation to Support Remedial Action Plan https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394979 Technical Workplan Completed Activities 3/28/2003	
Area Name: Area URL: Sub Area: Sub Area URL: Title: Title URL: Document Type: Activity Type: Date Completed: Comments:					Remedial Investigation / Feasibility Study https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=5010826 Remedial Investigation / Feasibility Study Completed Activities 12/6/2000 The Remedial Investigation showed on-site PCB, dioxin-furan soil contamination; on-site PCB and VOC groundwater contamination; and off-site PCB soil and groundwater contamination. Detailed analysis of alternatives in the Feasibility Study included an asphalt cap, thermal blankets and wells, and excavation.	
Area Name: Area URL: Sub Area: Sub Area URL: Title: Title URL: Document Type: Activity Type: Date Completed: Comments:					Proposed Material Handling Activities/Analytical Data Reports https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394946 Correspondence Completed Activities 10/23/2000	
Area Name: Area URL: Sub Area: Sub Area URL: Title: Title URL: Document Type: Activity Type: Date Completed: Comments:					DTSC Letter - Risk Assessment Issues https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394931 Correspondence Completed Activities 2/2/2000	
Area Name: Area URL: Sub Area: Sub Area URL: Title: Title URL: Document Type: Activity Type: Date Completed: Comments:					Hazardous Material Sample Analysis Request and Analysis https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394885 Technical Report Completed Activities 8/12/1997	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Letter Summary of Meeting Held on November 17, 1994 Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394398 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 12/16/1996 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Rosen's Electric Site: Fence and Post Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394860 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 5/22/1996 Comments: Letter informed that the fence and signs met all the requirement of Section 5.1.2 of the I&?SE 95/96-003						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Limited Access Requirement - REEC Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394854 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 4/4/1996 Comments: Letter issued by C2REM						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Designated Project Coordinator - REEC Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394853 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 3/18/1996 Comments: Letter issued by C2REM						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Site Screening Title URL: Document Type: Site Screening Activity Type: Completed Activities Date Completed: 7/28/1993 Comments: LA County referred site to DTSC for state oversight on March 3, 1993. The county was responsible for the oversight of investigations over the last three years. The referral is based on the state's experience with GW investigations. Investigations indicate soil contamination as high as 2400 ppm, 17 ppb of PCB degradation products (ie. 1,4 - dichloro- benzene) in GW, and C12-C30 chains of oil as deep as twenty feet bgs in the saturated zone.						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Discussion with RWQCB Regarding Transfer Oversight Responsibility Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394360 Document Type: Correspondence Activity Type: Completed Activities						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Completed:		2/10/1992				
Comments:		Letter indicated concerns in regards to proposal changes in oversight responsibility				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Interim Report and Site Mitigation Study Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393831				
Document Type:		Feasibility Study Report				
Activity Type:		Completed Activities				
Date Completed:		7/12/1990				
Comments:		Approval Letter is not available in the Repository File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Supplemental Data - Laboratory Analysis				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394330				
Document Type:		Other Report				
Activity Type:		Completed Activities				
Date Completed:		4/6/1989				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Ecology and Environment - Comments to Call received from REEC				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394326				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		8/5/1986				
Comments:		Letter provided comments in regards to a call from REEC indicating concerns about Site Inspection Report, dated June 16, 1986.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		DHS - Hazardous Materials Sample Analysis Request				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394317				
Document Type:		Other Report				
Activity Type:		Completed Activities				
Date Completed:		6/18/1984				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		DHS _Facility Inspection Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394315				
Document Type:		Other Report				
Activity Type:		Completed Activities				
Date Completed:		6/18/1984				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		DHS - Hazardous Materials Sample Analysis Request				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394305				
Document Type:		Other Report				
Activity Type:		Completed Activities				
Date Completed:		5/12/1984				
Comments:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Name: Area URL: Sub Area: Sub Area URL: Title: DHS Letter Report - PCB Contaminated Soil Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394297 Document Type: Technical Report Activity Type: Completed Activities Date Completed: 3/27/1984 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: County of Los Angeles_Department of County Engineer_Project Planning and Pollution Control Division _ Chemical Analysis Request Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394293 Document Type: Other Report Activity Type: Completed Activities Date Completed: 12/9/1983 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Response to Cal-EPA Comments - RI/FS Workplan Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394875 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 2/14/1997 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Notice - Draft Consent Order for REEC Site Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393859 Document Type: Letter - Notice Activity Type: Completed Activities Date Completed: 4/10/1995 Comments: Notice letter sent to several responsible parties - April 7 and 10, 1995						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Response to Request to a Meeting - November 17, 1994 Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394393 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 11/4/1994 Comments: Latham & Watkins Letter identifying personnel that will attend the meeting on November 16, 1994.						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Notification of Imminent or Substantial Endangerment to the Public Health or to the Environment Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393881 Document Type: Letter - Notice Activity Type: Completed Activities Date Completed: 10/28/1994 Comments: Letter sent to several responsible parties indicating immediate attention required						
Area Name:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area URL:					Memorandum - Census and Geographical Data - City of Pico Rivera and Montebello	
Sub Area:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393862	
Sub Area URL:					Correspondence	
Title:					Completed Activities	
Title URL:					5/11/1994	
Document Type:					Memorandum indicated resident population in cities of Pico Rivera and Montebello	
Activity Type:						
Date Completed:						
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Location and Size of Files Involved in the REEC Project	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394382	
Document Type:					Correspondence	
Activity Type:					Completed Activities	
Date Completed:					9/15/1993	
Comments:					Letter presented the location and size of files involved with forty subpoena associated with REEC Facility Project	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					REEC Facility Profile Report	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394213	
Document Type:					Other Report	
Activity Type:					Completed Activities	
Date Completed:					1/7/1991	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Individual Grant Deed _Irvin Rosen	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393316	
Document Type:					Financial Assurance Documentation	
Activity Type:					Completed Activities	
Date Completed:					8/31/1990	
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					New Project Coordinator for Non-Governmental Respondents	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394404	
Document Type:					Correspondence	
Activity Type:					Completed Activities	
Date Completed:					12/29/1995	
Comments:					Latham & Watkins was designated as Project Coordinator for Rosen's Electrical Equipment Company, Southern California Edison Company, Sacramento Municipal Utility District, Pacific Gas and Electric Company, Aaron Berman Steel Company and San Diego Gas and Electric Company	
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:					Memorandum - Information on the Drinking Water Wells for the City of Pico Rivera - 1994	
Title URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393864	
Document Type:					Correspondence	
Activity Type:					Completed Activities	
Date Completed:					5/16/1994	
Comments:					Memorandum informed status of drinking water wells near REEC site - 1994	
Area Name:						
Area URL:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title URL:						
Document Type:		Consent Order				
Activity Type:		Completed Activities				
Date Completed:		2/26/1996				
Comments:		A consent order was signed between DTSC and 9 of the 10 PRPs for the site. The I&S/E Order was recinded for all those signing the consent order. The I&S/E order remains in effect for the 1 PRP not signing.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Imminent and Substantial Endangerment Order and Consent Order - REEC				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393886				
Document Type:		Imminent and/or Substantial Endangerment Order				
Activity Type:		Completed Activities				
Date Completed:		2/26/1996				
Comments:		Consent Order between REEC and DTSC only				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Confirmation that DTSC agreed to negotiate an agreement				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394399				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		4/21/1995				
Comments:		Letter sent by Latham & Watkins indicating that DTSC agreed to give the parties named by the Department in the draft Order until may 23, 1995 to negotiate an agreement with the Department for the subject activities.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Request for Documents Relatated to REEC Facility				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394387				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		4/13/1994				
Comments:		Letter issued by Morrison & Foerster				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		County of Los Angeles_Department of Industrial Relation - Division of Occupation Safety and Health - Complaint of Unsafe Condition				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394242				
Document Type:		Other Report				
Activity Type:		Completed Activities				
Date Completed:		4/7/1981				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		City of Pico Rivera - Notice of Violation and Order to Comply				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394237				
Document Type:		Letter - Notice				
Activity Type:		Completed Activities				
Date Completed:		4/6/1981				
Comments:		City of Pico Rivera issued a Notice of Violation and Order to Comply : Immediately cease and desist from discharging wastewater to the ground from transformer washing operation				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title:		REEC Self Monitoring and Reporting				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394266				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		6/30/1982				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		REEC Refuses to Cleanup Property Pursuant to I&SE Order 95/96-002				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394923				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		5/6/1999				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Memorandum - South Coast Air Quality Management District Investigation of Furnace				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394915				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		3/3/1998				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Request for Approval - Groundwater Monitoring Well Installation				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394904				
Document Type:		Well Installation Workplan				
Activity Type:		Completed Activities				
Date Completed:		1/29/1998				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		UPRR Right of Entry - Draft				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394895				
Document Type:		Other Report				
Activity Type:		Completed Activities				
Date Completed:		10/20/1997				
Comments:		Only a Draft document is available in the Repository File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Response to Cal-EPA Request for Background Information				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394362				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		7/12/1993				
Comments:		Letter sent on July 12, 1993 by Ralph Stone Company				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Proposal of Supplemental Site Investigation - Cover Letter				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394345				
Document Type:		Correspondence				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Activity Type:		Completed Activities				
Date Completed:		11/21/1990				
Comments:		Ralph Stone Cover Letter - Subject Site Investigation is not available in the Repository File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Screening Site Inspection Reassessment				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394339				
Document Type:		Site Screening				
Activity Type:		Completed Activities				
Date Completed:		7/13/1990				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Remedial Planning and Field Investigation				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393819				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		4/29/1986				
Comments:		Approval letter is not available in the Repository File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		DHS - Statement of Facts of Investigation held June 18, 1984				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394321				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		7/1/1984				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Toxics Assessment Group - Request of Clarification				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394884				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		7/29/1997				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Memorandum - Review of Risk Assessment of RI/FS Workplan				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394870				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		10/7/1996				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Memorandum - Review of HASP of RI/FS Workplan				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394862				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		6/19/1996				
Comments:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Name: Area URL: Sub Area: Sub Area URL: Title: Draft RI/FS Work Plan - Cover Letter Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394861 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 5/31/1996 Comments: Cover Letter of submitted Draft RI/FS Work Plan prepared by Fluor Daniel Environmental						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Request to Align Groundwater Monitor Program with Other Site Activites Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394857 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 4/12/1996 Comments: Request was made in order to assure that the proposed groundwater monitoring activity was undertaken pursuant to the guiding documents (i.e., Health and Safety Plan, Quality Assurance Project Plan and Sampling and Analysis Plan) which were required to be submitted with the RI/FS Workplan						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Request of Extension Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394403 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 12/29/1995 Comments: City of Anaheim and City of Los Angeles requested extension to discuss the Imminent and Substantial Endangerment Determination and Remedial Action Order						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Los Angeles County DHS - Supplemental Report Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394253 Document Type: Technical Report Activity Type: Completed Activities Date Completed: 11/1/1981 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: REEC - Addendum Clean-up Plan Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394244 Document Type: Technical Workplan Activity Type: Completed Activities Date Completed: 4/27/1981 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: Addendum to Site Mitigation Feasibility Study Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393823 Document Type: Technical Report Activity Type: Completed Activities Date Completed: 8/22/1991 Comments: Approval letter is not available in the Repository File Room						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Name:					REEC _ Drainage Plan (Stormwater Polution Prevention Plan)	
Area URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394286	
Sub Area:					Technical Workplan	
Sub Area URL:					Completed Activities	
Title:					5/6/1983	
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
Area Name:					2016 REEC Annual Site Inspection Report - DTSC	
Area URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60409840	
Sub Area:					Land Use Restriction - Site Inspection/Visit	
Sub Area URL:					Completed Activities	
Title:					5/31/2016	
Title URL:					Report reviewed and approved on May 31, 2016	
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
Area Name:					Notification Letter - 2016 Annual Site Inspection	
Area URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60409868	
Sub Area:					Correspondence	
Sub Area URL:					Completed Activities	
Title:					5/31/2016	
Title URL:					Letter issued on May 31, 2016	
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
Area Name:					Termination of O&M Trust Agreement related to DTSC Consent Agreement HSA-CA 08/09-130	
Area URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60405708	
Sub Area:					Financial Assurance Documentation	
Sub Area URL:					Completed Activities	
Title:					2/10/2016	
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
Area Name:					Review of RTC to DTSC Letter December 2, 2015	
Area URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60405514	
Sub Area:					Correspondence	
Sub Area URL:					Completed Activities	
Title:					2/5/2016	
Title URL:					Letter issued on 2/5/2016	
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
Area Name:					County of Los Angeles_Department of County Engineer_Industrial Waste Division_Chemicall Analysis of Sample	
Area URL:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394226	
Sub Area:					Other Report	
Sub Area URL:					Completed Activities	
Title:					4/9/1975	
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
Area Name:						
Area URL:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
2012 Annual Site Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390753 Operation and Maintenance Report Completed Activities 1/23/2013 During calendar year 2012, inspections were performed at the Site on February 23, September 28, and December 28. Other activities performed during the 2012 calendar year included groundwater monitoring on March 15 and 16, 2012 and surveying of settlement markers on September 18, 2012.						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
2010 Annual Groundwater Monitoring Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60389705 Operation and Maintenance Report Completed Activities 5/20/2010						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
Monthly Summary Report for March 2007 https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393423 Technical Report Completed Activities 4/16/2007 Approval Letter is not available in the File Room						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
Monthly Summary Report for January 2007 https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393418 Technical Report Completed Activities 2/15/2007 Approval Letter is not available in the File Room						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
Field Change Request Correspondence Completed Activities 2/6/2007						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
Remedial Design https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=6010368 Design/Implementation Workplan Completed Activities 6/30/2006 The Remedial Design which includes excavation shoring design, transportation Plan, and engineered asphalt cap design is approved 6/30/2006.						
Area Name:						
Area URL:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
2005 Groundwater Monitoring Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393445 Operation and Maintenance Report Completed Activities 1/30/2006 Approval Letter is not available in the File Room						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
Well Installation Workplan https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60431516 Well Installation Workplan Completed Activities 5/25/2018						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
2016 Annual Site Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390757 Operation and Maintenance Report Completed Activities 2/16/2017						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
5-Year Review of Remedial Action - Letter Request https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60405513 Correspondence Completed Activities 2/5/2016 Letter issued on 2/5/2016						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
2014 Annual Groundwater Monitoring Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393460 Operation and Maintenance Report Completed Activities 5/30/2014 Approval Letter is not available in the File Room						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
Title URL:						
Document Type:						
Activity Type:						
Date Completed:						
Comments:						
Monthly Summary Report for August 2005 https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393388 Technical Report Completed Activities 9/15/2005 Approval letter is not available in the File Room						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:						
CEQA						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=5016507				
Document Type:		CEQA - Initial Study/ Neg. Declaration				
Activity Type:		Completed Activities				
Date Completed:		12/16/2004				
Comments:		The RAP includes excavation of 4,000 cu. yds. of PCB-contaminated soil, cap, deed restriction, ground water monitoring - Public comments were addressed. An Initial Study, Negative Declaration, and De Minimus Finding were completed for this PCB-contaminated site. No comments on the draft Negative Declaration were received.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Revised Public Participation Plan				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394983				
Document Type:		Public Participation Plan / Community Relations Plan				
Activity Type:		Completed Activities				
Date Completed:		8/1/2004				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Remedial Action Plan - REEC				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394940				
Document Type:		Remedial Action Plan				
Activity Type:		Completed Activities				
Date Completed:		1/10/2002				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Fact Sheet # 2				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394199				
Document Type:		Fact Sheets				
Activity Type:		Completed Activities				
Date Completed:		2/1/2001				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Intergovernmental Agency Consultation Request Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393981				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		12/1/2000				
Comments:		Approval letter is not available in the Repository File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Proposition 65 Notification				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394924				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		5/11/1999				
Comments:						
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		2009 Annual Groundwater Monitoring Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60251968				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:		Operation and Maintenance Report				
Activity Type:		Completed Activities				
Date Completed:		9/1/2010				
Comments:		Approved				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Project Coordinator and Project Engineer Designation				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393447				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		11/3/2009				
Comments:		Letter submitted on November 3, 2009				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Proposed Change in Groundwater Monitoring Schedule				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393448				
Document Type:		Correspondence				
Activity Type:		Completed Activities				
Date Completed:		11/29/2007				
Comments:		Letter submitted on November 29, 2007				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Remedial Action Completion Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=6011912				
Document Type:		Remedial Action Completion Report				
Activity Type:		Completed Activities				
Date Completed:		9/5/2007				
Comments:		The report details the remediation activities which included excavation and off-site disposal of PCB-contaminated soil and placement of engineered caps on the southeatern portion of the Rosen's property and also on the Union Pacific railroad property adjacent to Rosen's.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Operations and Maintenance Workplan / Report				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=5010821				
Document Type:		Operation and Maintenance Plan				
Activity Type:		Completed Activities				
Date Completed:		9/5/2007				
Comments:		The report details the schedule for maintenance of the cap and groundwater monitoring.				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Monthly Summary Report for December 2005				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393392				
Document Type:		Technical Report				
Activity Type:		Completed Activities				
Date Completed:		1/16/2006				
Comments:		Approval Letter is not available in the File Room				
Area Name:						
Area URL:						
Sub Area:						
Sub Area URL:						
Title:		Monthly Summary Report for October 2005				
Title URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393384				
Document Type:		Technical Report				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Activity Type: Date Completed: Comments:		Completed Activities 11/15/2005 Approval Letter is not available in the File Room				
Area Name: Area URL: Sub Area: Sub Area URL: Title: Title URL: Document Type: Activity Type: Date Completed: Comments:		Extension Request for Field Sampling Event https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393452 Correspondence Completed Activities 9/1/2005 Letter submitted on November 1, 2005				
Area Name: Area URL: Sub Area: Sub Area URL: Title: Title URL: Document Type: Activity Type: Date Completed: Comments:		Project Coordinator Designation https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393358 Correspondence Completed Activities 8/4/2005 Several letters were submitted to DTSC informing that Dean Charles was designated as Project Coordinator.				
Area Name: Area URL: Sub Area: Sub Area URL: Title: Title URL: Document Type: Activity Type: Date Completed: Comments:		Fact Sheet # 3 - Proposed Cleanup of Soil and Groundwater Monitoring https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394985 Fact Sheets Completed Activities 10/1/2004				
Area Name: Area URL: Sub Area: Sub Area URL: Title: Title URL: Document Type: Activity Type: Date Completed: Comments:		2000 Groundwater Monitoring Report - First Quarter https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393973 Monitoring Report Completed Activities 6/28/2000 Approval letter is not available in the Repository File Room				
Area Name: Area URL: Sub Area: Sub Area URL: Title: Title URL: Document Type: Activity Type: Date Completed: Comments:		Technical Memorandum No. 1 - Proposed Additional Offsite Soil Sampling https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394936 Technical Report Completed Activities 6/20/2000				
Area Name: Area URL: Sub Area: Sub Area URL: Title: Title URL: Document Type: Activity Type: Date Completed: Comments:		DTSC Letter Review - Stormwater Discharge Control Plan https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394922 Correspondence Completed Activities 12/2/1998				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Name: Area URL: Sub Area: Sub Area URL: Title: Dioxin and Furan Analyses Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394918 Document Type: Other Report Activity Type: Completed Activities Date Completed: 8/4/1998 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: DTSC Letter- Current Status Update - Manzanar Action Committee Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394911 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 1/23/1998 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: TAG Community - Request of Information Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394910 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 1/14/1998 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: REEC Field Sampling Report Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394217 Document Type: Technical Report Activity Type: Completed Activities Date Completed: 1/9/1998 Comments:						
Area Name: Area URL: Sub Area: Sub Area URL: Title: DTSC Letter - Response to Comments - Public Participation Title URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394900 Document Type: Correspondence Activity Type: Completed Activities Date Completed: 11/6/1997 Comments:						

Land Use Restrictions

Area:
Sub Area:
Title/Description: Deed Restriction-Rosen's property
Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?cmd=radocuments&global_id=19360068&enforcement_id=6009544
Site Management Req: ASPHALT COVER NOT TO BE DISTURBED WITHOUT APPROVAL
DAY CARE CENTER PROHIBITED
ELDER CARE CENTER PROHIBITED
HOSPITAL USE PROHIBITED
LAND USE COVENANT

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
					NO EXCAVATION OF CONTAMINATED SOILS WITHOUT AGENCY REVIEW AND APPROVAL NOTIFY AFTER CHANGE OF PROPERTY OWNER NOTIFY DAMAGES TO REMEDY AND MONITORING SYSTEMS UPON DISCOVERY NOTIFY PRIOR TO SUBSURFACE WORK PUBLIC OR PRIVATE SCHOOL FOR PERSONS UNDER 21 PROHIBITED RESIDENCE USE PROHIBITED	
					Date Recorded: 11/5/2009	
					Area:	
					Sub Area:	
					Title/Description: Deed Restriction-UP property	
					Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?cmd=radocuments&global_id=19360068&enforcement_id=6017334	
					Site Management Req: ASPHALT COVER NOT TO BE DISTURBED WITHOUT APPROVAL DAY CARE CENTER PROHIBITED ELDER CARE CENTER PROHIBITED HOSPITAL USE PROHIBITED LAND USE COVENANT NO EXCAVATION OF CONTAMINATED SOILS WITHOUT AGENCY REVIEW AND APPROVAL NOTIFY AFTER CHANGE OF PROPERTY OWNER PUBLIC OR PRIVATE SCHOOL FOR PERSONS UNDER 21 PROHIBITED RESIDENCE USE PROHIBITED	
					Date Recorded: 11/5/2009	
					<u>Community Involvement Documents</u>	
					OU Name:	
					Area:	
					Title/Description: Fact Sheet # 2	
					Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394199	
					Document Type: Fact Sheet	
					Document Date: 2/1/2001	
					Document Group: FACT SHEETS	
					OU Name:	
					Area:	
					Title/Description: Communication Plan and Coordination Plan	
					Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393380	
					Document Type: Public Participation Plan	
					Document Date: 8/18/2005	
					Document Group: PROJECT RELATED DOCUMENTS	
					OU Name:	
					Area:	
					Title/Description: Response to Community Assessment Questionnaire	
					Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394864	
					Document Type: Community Profile	
					Document Date: 7/20/1996	
					Document Group: PROJECT RELATED DOCUMENTS	
					OU Name:	
					Area:	
					Title/Description: Revised Public Participation Plan	
					Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394983	
					Document Type: Public Participation Plan	
					Document Date: 8/1/2004	
					Document Group: PROJECT RELATED DOCUMENTS	
					OU Name:	
					Area:	
					Title/Description: Public Participation Plan	
					Title/Description URL: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393845	
					Document Type: Public Participation Plan	
					Document Date: 7/15/1997	
					Document Group: PROJECT RELATED DOCUMENTS	
					OU Name:	
					Area:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title/Description:		Fact Sheet # 3 - Proposed Cleanup of Soil and Groundwater Monitoring				
Title/Description URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394985				
Document Type:		Fact Sheet				
Document Date:		10/1/2004				
Document Group:		FACT SHEETS				
OU Name:						
Area:						
Title/Description:		Fact Sheet # 1 - Remedial Investigation				
Title/Description URL:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394201				
Document Type:		Fact Sheet				
Document Date:		7/1/1997				
Document Group:		FACT SHEETS				

43	7 of 8	SE	0.25 / 1,316.27	180.46 / -26	ROSEN'S ELECTRICAL EQUIPMENT 8226 E. WHITTIER BLVD. PICO RIVERA CA 90660	ENVIROSTOR
Estor/EPA ID:	19360068	Assembly District:		58		
Site Code:	300369, 301279	Senate District:		32		
Nat Priority List:	NO	Permit Renewal Lead:				
APN:	6348-021-006, 6348021006	Public Partici Spclst:		ERGLAE GOMEZ		
Census Tract:	6037500700	Project Manager:		DON INDERMILL		
Site Type:	STATE RESPONSE OR NPL	County:		LOS ANGELES		
Address Description:	8226 E. WHITTIER BLVD.	Latitude:		34.0058026685508		
Office:	CLEANUP CHATSWORTH	Longitude:		-118.095742164461		
Special Program:		Acres:		2 ACRES		
Funding:	RESPONSIBLE PARTY	Supervisor:		ANDRES CANO		
Cleanup Status:	CERTIFIED / OPERATION & MAINTENANCE AS OF 5/11/2021					
Cleanup Oversight Agencies:	DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY					
School District:						
Past Use that Caused Contam:	EQUIPMENT/INSTRUMENT REPAIR, JUNKYARD, RECYCLING - OTHER, RECYCLING - SCRAP METAL, TRANSFORMER REPAIR					
Potential Media Affected:	AQUIFER USED FOR DRINKING WATER SUPPLY AFFECTED, SOIL					
Potential Contamin of Concern:						

DIOXIN (AS 2,3,7,8-TCDD TEQ)
POLYCHLORINATED BIPHENYLS (PCBS)
VOLATILE ORGANICS (8260B VOCS)

Site History:

The property is located at 8226 East Whittier Boulevard in Pico Rivera, California, bounded by Whittier Boulevard on the north, Van Norman Road on the west, the Union Pacific Railroad (UPRR) 12-15-foot elevated tracks on the south.

The Site is largely flat, at an elevation of approximately 170 feet above mean sea level, in an urbanized alluvial plain in the Los Angeles Basin. The Site is surrounded to the west and south by industrial facilities and to the north by small business, residences and a church.

From 1948 to the 1980s, REEC and its predecessor(s) reclaimed copper from the cores of used electrical transformers. Used old or surplus transformers were obtained from entities, including but not limited to, utility companies, municipalities and the federal government. On occasion, oils from transformers were released into the environment as the transformers were handled, reclaimed and/or stored. Because of operations at the former facility, surface and subsurface soils were impacted with hazardous wastes such as polychlorinated biphenyls (PCBs), petroleum hydrocarbons, volatile organic compounds (VOCs), metals, dioxins and furans. These compounds were found in different matrix media as result of waste discharge to the surface. Previously investigations performed at the former Facility associated the presence of these compounds in different matrix media to oils from transformers formerly serviced at the site, maintenance activities and fugitive dust from on-site furnaces used to remove materials from recyclables.

Transformers were handled and stored on and adjacent to the former unpaved area located in the southeastern quadrant of the former Facility. Recycling furnaces were located approximately 70 feet (ft.) from the southeastern quadrant of the former Facility. REEC relocated its operation from the Site in 2008. On or about July 6, 2010, the REEC's property was sold to Whittier Pine LLC by TC Pan (Whittier Pine LLC) and leased to Pacific Eagle Construction Supply Inc. (Pacific Eagle). Currently, the Site is used as a storage yard and staging area.

Site Regulatory History Regarding to the Presence of PCBs at the Site:

- From April 2, 1975 to March 30, 1983, City of Pico Rivera issued three Notices of Violations and Orders to Comply to the facility.
- On April 7, 1975, Los Angeles Regional Water Quality Control Board (LARWQCB) notified REEC that discharges of water used to cool transformers during copper recovery operations into an adjacent drainage ditch was not in accordance with the California Water Code.

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev/Diff (ft)</i>	<i>Site</i>	<i>DB</i>
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- On April 6, 1981, Department of County Engineer – Facilities Sanitation Division issued an investigation report that wastewater from transformer washing operation was been discharged to the ground.
 - On July 8, 1981, County of Los Angeles, Office of the District Attorney, Consumer and Environment Protection Division, notified the facility that the County of Los Angeles would file a lawsuit against REEC due multiple violations of Section 17200 of the California Business and Professions Code and have indicated that soil samples collected at the facility reported concentrations of PCBs ranging from 92 to 21,000 mg/kg.
 - On January 10, 1984, USEPA, Region 9, issued a Toxic Substances Control Act (TSCA) PCB Investigation Report. The report indicated potential violations according to 40 CFR 761.180, since no annual document had been prepared for 1981, 1982 and 1983 covering shipments of PCB-contaminated soil and PCB capacitors.
 - On March 27, 1984, County of Los Angeles, Department of Health Services issued a letter directing the facility to comply with California Health and Safety Code (HSC) sections 25189 and 25191.
 - On June 22, 1984, State of California- Health and Welfare Agency, Department of Health Services issued a Notice of Violation and Directive to Comply to the facility.
 - On January 1986, State of California- Health and Welfare Agency, Department of Health Services issued a Preliminary Assessment Summary. This document indicated that was unknown whether the Site had been adequately assessed for removal of contaminated soils. Off-site subsurface contamination was assessed as potentially extensive because of the facility's historical discharges of wastewater into the unlined Arroyo Ditch.
 - On June 17, 1986, Ecology and Environment performed a site inspection under USEPA contract no. 68-01-6692. Inspection recommendations included referral of the Site to the United States Environmental Protection Agency (USEPA)'s enforcement section for possible TSCA violations, and referral to the local Health Department for additional sampling activities.
 - On May 5, 1993, DTSC assumed lead agency status for REEC facility based on the fact there is known groundwater contamination and LARWQCB refused to accept oversight alleging that the environmental concerns at the subject property was more related to exposures and potential risk from soil and equipment contaminations, not groundwater concerns.
 - On February 2, 1996, DTSC issued an Imminent and Substantial Endangerment Determination and Order and Remedial Action Order's (I&SE-RAO), Docket No. I&SE-RAO 05/06-002 to the Respondent (REEC). The purpose of this Order was to ensure that any release or threatened release of hazardous substances to the air, soil, surface water and ground water at or from the Site would be thoroughly investigated and that a plan to take appropriate removal/remedial actions would be prepared. DTSC alleged that the Responsible Party (REEC) and several other parties were potentially responsible for the contamination of the Site.
 - From August 1997 through August 1999, a formal remedial investigation (RI) was conducted at the Site. Results from the RI indicated that the lateral and vertical extent of PCBs-impacted soil in the former unpaved area in the southeast quadrant was consistent with localized releases from previous operations at the facility. Released oil containing PCBs locally infiltrated the former unpaved area and seeped vertically into the deeper sandy soil vadose zone. The RI data indicated that the vertical distribution of PCBs with concentrations above 10 mg/kg extended to 60 feet below grade surface (bgs) near monitoring well RMW-2 and boring BD-1 (later converted into monitoring well RDW-1). The presence of PCBs in the porous media at a depth below the ground water was interpreted in the RI as result of past spills at periods of deep groundwater levels, due to recurrent groundwater piezometric elevation fluctuations, consequently, promoting a large smear profile area and inducing downward vertical transport of PCBs.
 - The final Remedial Investigation/Feasibility Study (RI/FS) Report was submitted to the DTSC in October 1999, and was approved by the DTSC on June 18, 2000. A Remedial Action Plan (RAP) was submitted to DTSC in August 2003. The remedial actions proposed in the RAP included excavation and removal of PCB contaminated soils beneath specific areas of the Site, installation of an engineered cap, placement of a deed restriction on the property where contamination would be left in place at levels that prevent unrestricted use, and groundwater monitoring. The chosen remedy was implemented on both facility's area of concerns (AOC)#1 (the south-central portion of the former unpaved area located in the southeast corner of the Facility) and AOC#2 (along a surface drainage path adjacent to the south of the REEC's property within the railroad right-of-way). The RAP was approved by DTSC on December 16, 2004.
 - On July 19, 2005, DTSC issued an I&SE-RAO, Docket No. I&SE-RAO 95/96-002, to the Respondents: REEC, Aaron Berman, an individual, Berman Steel Company, Pacific Gas and Electric Company, Southern California Edison Company, San Diego Gas and Electric, City of Anaheim, City of Los Angeles Department of Water and Power, City of Pasadena Water and Power Department, Sacramento Municipal Utility District and United States of America, by and through the Defense Logistics Agency. The Order determined that the Respondents must continue interim groundwater monitoring in accordance with DTSC's approved RAP, furnishing a Public Participation Plan, provide a Remedial Design (RD) describing in detail the technical and operational plans for implementation of the Final RAP, implementation of Final RAP, O&M requirements in accordance with the Final RAP and Five-Year Review to review and reevaluate the remedial action after a period of 5 years from the date of completion and every 5 years thereafter.
- Because the Site will remain as an industrial parcel for foreseeable future, the Non-Governmental Respondents selected soil excavation of impacted soils at the two areas of concerns, off-site disposal of the unearthed soil materials to permitted facility(s) (landfill), installation of an engineering cap on both areas of concerns (AOCs), placement of a deed restriction on the properties where contamination will be left in place to allow oversight access to conduct groundwater monitoring and restrict beneficial end use. Additionally, long term post-closure groundwater monitoring and maintenance of AOC#1 and AOC#2 engineering caps were recommended to preclude unacceptable impacts to groundwater quality.
- The RAP was implemented from September 2006 through February 2007 and involved the removal and off-site disposal of some of the contaminated soil to permitted facility(s) (landfill). Both AOC#1 and AOC#2 excavation areas were backfilled with clean fill to meet requirements set forth on October 2001 DTSC's fact sheet "Information Advisory – Clean Fill Material", and covered with engineered surface cap.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Following excavation and back filling with clean soil, areas designed as AOCs were covered with an impermeable engineering cap. Final Closure Report was submitted to DTSC in April 2007 and approved in September 2007.

According to 2007 Final Closure Report, construction of AOC#1 engineered cap included final site grading, placement of cap foundation layer, base layer, and asphalt cover and associated drainage structures. Prior to placement of low permeability asphalt material at the areas of concern, a test batch was conducted at the asphalt batch plant and tested for conformance with the design mix and performance specifications. Testing results indicated that batch material met the performance for permeability, but had a lower than desired structural stability. Further, due to narrow space availability for construction within AOC#2, an alternate approach for achieving the cap permeability requirements was implemented. As a result, a double-coat pavement seal was placed over the low permeability mix asphalt in AOC#2. It was assumed that due to AOC#2 is in a non-traffic area, the seal coat would not experience any wear from point surface loads, such as vehicles.

- On October 12, 2009, a Covenant to restrict the use of a limited portion of former REEC property was made by and between Boardwalk Company, LLC (previous Site Owner) and DTSC pursuant to Civil Code section 1471. The restricted areas were located in the areas now generally bounded by a drainage ditch on the east, the northern boundary of the transformer repair building on the north, the machine shop on the west, and the UPRR's Right of Way on the south, containing the area referred to as AOC#1.

- On October 28, 2009, a Covenant to restrict the use of property was made by and between the UPRR and DTSC pursuant to Civil Code section 1471. The property is a portion of Covenantor's railroad Right of Way, which is also generally describes as Los Angeles County Assessor's Parcel No. 6348-021-807, containing the area referred to as AOC#2.

- On November 30, 2009, DTSC, Non-Governmental Respondents, Local Governmental Respondents, and Federal Governmental Respondent entered into an Operation and Maintenance Consent Agreement (Consent Agreement), Docket No. HAS-CA 08/09-130, pursuant to HSC sections 25355.59a(1)(C), 58009, and 58010, and sections 113(f)(2) and 113(f)(3)(B) of Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The Consent Agreement directed that the Non-Governmental Respondent shall be responsible for carrying out all activities and obligations determined in the O&M Plan that was submitted to DTSC in April 2007 and approved in September 5, 2007. Among the scheduled activities listed in the O&M Plan; ground water shall be monitored annually; groundwater wells (alternative point of compliance wells) shall be inspected semi-annually; final cover shall be inspected quarterly in the first year, semi-annually in the second and third years, and from the fourth year forward, annually; drainage system inspection shall be conducted on a quarterly basis; and the Non-Governmental Respondents shall review and reevaluate the remedial action after a period of 5 years from the date of completion and every 5 years thereafter.

- On June 15, 2010, DTSC issued a Removal Action Certification Form. DTSC determined that all appropriate removal/remedial action were completed and that all acceptable engineering practices implemented; however, the Site requires ongoing O&M and monitoring efforts according to the approved 2009 O&M Plan. O&M activities have been performed at the Site pursuant to 2005 I&SE-RAO and 2009 Consent Agreement, which includes annual groundwater monitoring, maintenance of groundwater monitoring systems, inspection and maintenance of the engineered asphalt cap, monitoring and maintenance of settlement monuments and drainage system inspection and maintenance, as well as associated reporting to DTSC. Alternative point of compliance wells have been monitored since 1999 and O&M activities, including post-closure monitoring and maintenance of AOC#1 and AOC#2, have been performed at the Site since February 2007, subsequent to completion of PCBs impacted soils removal and AOC capping activities.

Alternative point of compliance wells consist of five (5) monitoring wells. RMW-2 is located within the limits of the AOC#1 capped area. RMW-4 is located just beyond the southwestern facility boundary. RMW-5 is located to the southwest of the former Facility, south of RMW-4 and approximately 340 ft. from RMW-2. RMW-6 is located just beyond the northwestern facility boundary. RMW-7 is located approximately 320 ft. beyond the south.

Based on the information provided in the 2016 FYR Report, DTSC has concurred with the Non-Governmental Respondents' determination that: (i) the implemented remedy continues to be protective of human health; and (ii) the asphalt cover installed in the AOC#1 is currently preventing surface water infiltration that would promote/enhance percolation of chemical of concerns that may reside/be present in the unsaturated porous media beneath the asphalt cover.

Asphalt cover installed in AOC#2 was rectified to ensure that the remedy functions as intended. The following repairing actions were conducted at AOC#2: (i) placement of seal coat or binder in a gap between the REEC's southern perimeter wall and the ground surface along the AOC#2 northern limits; (ii) cleaning out gravels/vegetation that have been deposited/grown in the culvert outlets that transect the UPRR elevated rail track adjacent to the AOC#2 southern limits; and (iii) resealing the asphalt cover 2.

Groundwater elevations have decreased to levels below the alternative point of compliance (POC) monitoring wells' screens. Since 2014 this has prevented the Non-Governmental Respondents from collecting environmental groundwater samples to determine whether the remedy's objectives of protecting groundwater quality are being met.

Status:	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS
A2 Program Type:	STATE RESPONSE
CalEnviroScreen Score:	76-80%
Summary Link:	https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=19360068

Land Use Restrictions

Site Management Requirements:	ASPHALT COVER NOT TO BE DISTURBED WITHOUT APPROVAL DAY CARE CENTER PROHIBITED ELDER CARE CENTER PROHIBITED HOSPITAL USE PROHIBITED LAND USE COVENANT
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
					NO EXCAVATION OF CONTAMINATED SOILS WITHOUT AGENCY REVIEW AND APPROVAL NOTIFY AFTER CHANGE OF PROPERTY OWNER NOTIFY DAMAGES TO REMEDY AND MONITORING SYSTEMS UPON DISCOVERY NOTIFY PRIOR TO SUBSURFACE WORK PUBLIC OR PRIVATE SCHOOL FOR PERSONS UNDER 21 PROHIBITED RESIDENCE USE PROHIBITED Title: Deed Restriction-Rosen's property Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?cmd=radocuments&global_id=19360068&enforcement_id=6009544 Date Recorded: 11/5/2009 Site Management Requirements: ASPHALT COVER NOT TO BE DISTURBED WITHOUT APPROVAL DAY CARE CENTER PROHIBITED ELDER CARE CENTER PROHIBITED HOSPITAL USE PROHIBITED LAND USE COVENANT NO EXCAVATION OF CONTAMINATED SOILS WITHOUT AGENCY REVIEW AND APPROVAL NOTIFY AFTER CHANGE OF PROPERTY OWNER PUBLIC OR PRIVATE SCHOOL FOR PERSONS UNDER 21 PROHIBITED RESIDENCE USE PROHIBITED Title: Deed Restriction-UP property Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?cmd=radocuments&global_id=19360068&enforcement_id=6017334 Date Recorded: 11/5/2009	
					<u>Completed Activities</u> Title: Monthly Summary Report for May 2006 Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393401 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Technical Report Date Completed: 6/15/2006 Comments: Approval Letter is not available in the File Room Title: Monthly Summary Report for January 2006 Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393394 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Technical Report Date Completed: 2/15/2006 Comments: Approval Letter is not available in the File Room Title: Remedial Action Plan Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=5010825 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Remedial Action Plan Date Completed: 12/16/2004 Comments: Title: Fact Sheet # 3 - Proposed Cleanup of Soil and Groundwater Monitoring Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394985 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Fact Sheets Date Completed: 10/1/2004 Comments: Title: Soil Contamination on Union Pacific Railroad Property Adjacent to REEC	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394207 Correspondence 2/24/2000 Letter sent to UPRR notifying that soil adjacent to REEC along UPRR rail track has been characterized as impacted with PCBs	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Proposition 65 Notification https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394924 Correspondence 5/11/1999	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Rosen's Electric Equipment Company Site: Stormwater Discharges https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394909 Correspondence 1/13/1998	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					TAG Community Comment - RI/FS Workplan https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394889 Correspondence 8/15/1997	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Rosen's Electric Site: Public Participation Plan https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394882 Correspondence 5/16/1997	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					REEC - Addendum Clean-up Plan https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394244 Technical Workplan 4/27/1981	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					City of Pico Rivera - Notice of Violation and Order to Comply https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394224 Letter - Notice 4/2/1975 Notice of Violation issued by the City of Pico Rivera on April 2, 1975. Discharge of industrial waste and failure to	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
					submit plant and correct the violations.	
					Title: Removal Action Completion Report Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=5010827 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Removal Action Completion Report Date Completed: 6/11/1996 Comments:	
					Title: Quarterly Progress Report No. 01 Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394858 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Technical Report Date Completed: 4/30/1996 Comments:	
					Title: Interim Report and Site Mitigation Study Report Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394858 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Feasibility Study Report Date Completed: 7/12/1990 Comments: Approval Letter is not available in the Repository File Room	
					Title: Site Assessment and Mitigation Work Plan Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394334 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Technical Workplan Date Completed: 2/1/1990 Comments:	
					Title: EPA Cover Letter - Inspection Report C(86)C125 - report was prepared by Ecology and Environment under contract to the EPA Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394327 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Correspondence Date Completed: 8/4/1986 Comments: Subject Report is not available in the Chatsworth Repository File Room	
					Title: County of Los Angeles - Fire Department - Possible Employee Exposure to PCBs Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394359 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Correspondence Date Completed: 2/7/1992 Comments:	
					Title: REEC Self Monitoring and Reporting Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394289 Area Name: Area Link: Sub Area: Sub Area Link:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:		Correspondence				
Date Completed:		7/18/1983				
Comments:		Letter sent on June 18, 1983 - Report are not available in the Repository File Room				
Title:		REEC Self Monitoring and Reporting				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394266				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		6/30/1982				
Comments:						
Title:		County of Los Angeles - Office of the District Attorney - Decision of not Initiate a Lawsuit -				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394947				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/22/1982				
Comments:						
Title:		REEC Self Monitoring and Reporting				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394209				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/4/1982				
Comments:		Letter sent on January 4, 1982 - Report is not available in the Repository File Room				
Title:		Additional Site Characterization/Exploratory Boring Adjacent to RMW-2				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60431518				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Fieldwork				
Date Completed:		12/8/2017				
Comments:		Field activity completed on December 8, 2017				
Title:		Tribal Cultural Resource Request for Outreach				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60431504				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Work Notice				
Date Completed:		11/13/2017				
Comments:		Tribal consultation occurred on October 25, 2017				
Title:		2015 REEC Annual Site Inspection Report - DTSC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60381226				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Land Use Restriction - Site Inspection/Visit				
Date Completed:		4/6/2016				
Comments:						
Title:		Review of RTC to DTSC Letter December 2, 2015				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60405514				
Area Name:						
Area Link:						
Sub Area:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/5/2016				
Comments:		Letter issued on 2/5/2016				
Title:		Site code Correction to Docket No. HSA-CA 08/09-130				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60403506				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Amendment - Order/Agreement				
Date Completed:		12/2/2015				
Comments:		Notification Letter issued on December 2, 2015				
Title:		Rosens Electrical Equipment O&M Financial Assurance				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60388290				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Financial Assurance Documentation				
Date Completed:		11/18/2015				
Comments:						
Title:		2013 REEC Annual Site Inspection Report				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Land Use Restriction - Site Inspection/Visit				
Date Completed:		10/11/2013				
Comments:		Completed. Capped area in AOC1 is in good shape though drums on site. AOC2 is in bad shape. Clarifer is open. See report				
Title:		2011 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390752				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		1/10/2012				
Comments:		During calendar year 2011, site inspections were performed on February 25, May 27, September 2 , and November 22. Other activities performed during the 2011 calendar year included groundwater monitoring on March 17 and 18, 2011 and surveying of settlement markers on September 14, 2011.				
Title:		Proposed Change in Groundwater Monitoring Schedule				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393448				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		11/29/2007				
Comments:		Letter submitted on November 29, 2007				
Title:		Monthly Summary Report for February 2007				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393420				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		3/15/2007				
Comments:		Approval Letter is not available in the File Room				
Title:		Monthly Summary Report for January 2007				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393418	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		Technical Report			DHS - Hazardous Materials Sample Analysis Request https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394305	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		Other Report			County of Los Angeles_Department of County Engineer_Project Planning and Pollution Control Division _ Inspection Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394283	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		Other Report			City of Pico Rivera - Notice of Violation and Order to Comply https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394278	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		Letter - Notice			Notice of violation indicated that REEC shall immediately cease and desist discharging water to the dirt trench at the east boundary of the property.	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		Monthly Summary Report for March 2006			Monthly Summary Report for March 2006 https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393397	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		Technical Report			Approval Letter is not available in the File Room	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		Project Engineer Designation				
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		Correspondence			Approval Letter is not available in the File Room	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed:		Monthly Summary Report for November 2005			Monthly Summary Report for November 2005 https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393390	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed:		Technical Report				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:		Approval Letter is not available in the File Room				
Title:		Remedial Action Plan - REEC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394940				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Remedial Action Plan				
Date Completed:		1/10/2002				
Comments:						
Title:		Intergovernmental Agency Consultation Request Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393981				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		12/1/2000				
Comments:		Approval letter is not available in the Repository File Room				
Title:		Notice of Proposed Determination of Noncompliance with Order I&/SE 95/96-003				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394928				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		11/9/1999				
Comments:						
Title:		DTSC Letter - Stormwater Discharge				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394927				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		8/5/1999				
Comments:						
Title:		DTSC Letter Review - Stormwater Discharge Control Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394922				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/2/1998				
Comments:						
Title:		Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390759				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		6/28/2019				
Comments:		Annual Site report is accepted				
Title:		Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390758				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Completed:		6/21/2018				
Comments:						
Title:		Response to DTSC Correspondence Dated February 5 2016				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60407713				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		3/31/2016				
Comments:						
Title:		Memorandum - South Coast Air Quality Management District Investigation of Furnace				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394915				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		3/3/1998				
Comments:						
Title:		Proposal of Remedial Plan for Containment of Oil along driveway				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394248				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Workplan				
Date Completed:		6/17/1981				
Comments:						
Title:		County of Los Angeles Department of Industrial Relation - Division of Occupation Safety and Health - Complaint of Unsafe Condition				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394242				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		4/7/1981				
Comments:						
Title:		California Regional Water Quality Control Board - Los Angeles Region - Non Compliance of Wastewater Discharge				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394225				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/7/1975				
Comments:		Letter issued by California Regional Water Quality Control Board - Los Angeles Region - notifying no compliance on wastewater discharges				
Title:		Transmittal Letter to USEPA - Notification of Residual Presence of PCBs in Soil and Ground Water				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60405515				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/5/2016				
Comments:		Letter issued on 2/5/2016				
Title:		Annual DTSC Oversight Cost Estimate FY2015_2016				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60400322				
Area Name:						
Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Annual Oversight Cost Estimate						
9/10/2015						
cost estimate completed						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
2011 Annual Groundwater Monitoring Report						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60389711						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Operation and Maintenance Report						
7/8/2011						
RP did not submit a revised report accordingly to DTSC letter request						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Deed Restriction-Rosen's property						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=6009544						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Land Use Restriction						
11/5/2009						
The Rosen's RP group has not reached agreement on the documents.						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
O & M Agreement						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=6009545						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Operation & Maintenance Order/Agreement						
10/30/2009						
O& M Agreement signed which includes Trust Agreement for "Non-governmental parties" to fund O & M.						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Remedial Action Implementation						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Fieldwork						
2/9/2007						
PCB contaminated soil excavated to 20 feet. Six thousand five hundred tons of PCB contaminated soil was excavated and disposed to Kettleman Hills disposal facility. Five thousand gallons of PCB and 1,1-DCE wash water was soil also removed from site. Engineered asphalt cap placed on the southeast corner of the Rosen's property and also on Union Pacific Railroad property.						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Individual Grant Deed _Irvin Rosen						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393316						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Financial Assurance Documentation						
8/31/1990						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Preliminary Assessment Summary						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393314						
Title:						
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Preliminary Assessment Report						
1/3/1986						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title:		REEC Self Monitoring and Reporting				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394323				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		7/6/1984				
Comments:		Letter sent on July 6, 1984. Subject report is not available in the Repository File Room				
Title:		Notice of Violation and Directive to Comply				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394320				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		6/22/1984				
Comments:		DHS issued a Notice of Violation as result of an field inspection held on June 18, 1984 which revealed that the subject facility was transporting, storing and disposing hazardous waste in violation of the Hazardous Waste Control Law (Section 25100 et seq H & S code)				
Title:		Memorandum - Census and Geographical Data - City of Pico Rivera and Montebello				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393862				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/11/1994				
Comments:		Memorandum indicated resident population in cities of Pico Rivera and Montebello				
Title:		Hazardous Substance Information Request Addendum				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393848				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Information Request Letter				
Date Completed:		12/2/1993				
Comments:						
Title:		Site Screening				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Site Screening				
Date Completed:		7/28/1993				
Comments:		LA County referred site to DTSC for state oversight on March 3, 1993. The county was responsible for the oversight of investigations over the last three years. The referral is based on the state's experience with GW investigations. Investigations indicate soil contamination as high as 2400 ppm, 17 ppb of PCB degradation products (ie. 1,4 - dichloro- benzene) in GW, and C12-C30 chains of oil as deep as twenty feet bgs in the saturated zone.				
Title:		DHS Letter Report - PCB Contaminated Soil				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394297				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		3/27/1984				
Comments:						
Title:		REEC - Stormwater Maintenance Activities				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394271				
Area Name:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/12/1983				
Comments:		Letter notify that due to heavy storm event, storm water overflow towards the Arroyo Ditch along the property				
Title:		Well Installation Workplan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60431516				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Well Installation Workplan				
Date Completed:		5/25/2018				
Comments:						
Title:		Annual DTSC Oversight Cost Estimate FY 2017/2018				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60431503				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Annual Oversight Cost Estimate				
Date Completed:		8/18/2017				
Comments:						
Title:		Annual DTSC Oversight Costs Estimate FY 2016/2017				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60418226				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Annual Oversight Cost Estimate				
Date Completed:		9/29/2016				
Comments:						
Title:		Termination of O&M Trust Agreement related to DTSC Consent Agreement HSA-CA 08/09-130				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60405708				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Financial Assurance Documentation				
Date Completed:		2/10/2016				
Comments:						
Title:		Response to required Financial Assurance documents				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60392974				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/26/2015				
Comments:		Email sent to Responsible Party addressing submitted questions.				
Title:		2009 Annual Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60389719				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		2/27/2015				
Comments:		Draft Document was accept as final. Any discrepancy will be addressed in future monitoring reports				
Title:		2013 Annual Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393971				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Name:					Operation and Maintenance Report	
Area Link:					5/31/2013	
Sub Area:					Approval letter is not available in the Repository File Room	
Sub Area Link:						
Document Type:					Removal Action Certification Form	
Date Completed:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393454	
Comments:						
Title:					Certification	
Title Link:					6/15/2010	
Area Name:					Removal Action Certification Form was signed on June 15, 2010	
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Certification	
Date Completed:					11/17/2009	
Comments:					Site was certified.	
Title:					Certification	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=5010822	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Certification	
Date Completed:					11/17/2009	
Comments:					Site was certified.	
Title:					Monthly Summary Report for April 2006	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393399	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Technical Report	
Date Completed:					5/15/2006	
Comments:					Approval Letter is not available in the File Room	
Title:					Remedial Action Completion Report	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=6011912	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Remedial Action Completion Report	
Date Completed:					9/5/2007	
Comments:					The report details the remediation activities which included excavation and off-site disposal of PCB-contaminated soil and placement of engineered caps on the southeastern portion of the Rosen's property and also on the Union Pacific railroad property adjacent to Rosen's.	
Title:					Monthly Summary Report for April 2007	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393425	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Technical Report	
Date Completed:					5/15/2007	
Comments:					Approval Letter is not available in the File Room	
Title:					Notice of Proposed Determination of Non-Compliance with Imminent and Substantial Endangerment Determination and Remedial Action Order No. I&SE - RAO 05/06-002	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393377	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Letter - Notice	
Date Completed:					12/5/2005	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:		Letter issued on December 5, 2005				
Title:		Monthly Summary Report for October 2005				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393384				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		11/15/2005				
Comments:		Approval Letter is not available in the File Room				
Title:		Imminent & Substantial Endangerment Order and Remedial Action Order				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=6011291				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Imminent and/or Substantial Endangerment Order				
Date Completed:		7/19/2005				
Comments:		Order Issued.				
Title:		Workplan for Investigation to Support Remedial Action Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394979				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Workplan				
Date Completed:		3/28/2003				
Comments:						
Title:		City of Los Angeles - Office of the City Attorney - Review of Documents				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394978				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/11/2003				
Comments:						
Title:		2000 Groundwater Montioring Report - First Quarter				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393973				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Monitoring Report				
Date Completed:		6/28/2000				
Comments:		Approval letter is not available in the Repository File Room				
Title:		Groundwater Contamination on and Adjacent to REEC Facility				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394206				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/24/2000				
Comments:		Letter sent to several state agencies notifying that groundwater has been impacted with PCB on and adjacent to REEC Facility				
Title:		Latham & Watkins Letter - Field Activities Adjacent to REEC Site				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394921				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:		Correspondence				
Date Completed:		8/25/1998				
Comments:						
Title:		Request for Approval - Groundwater Monitoring Well Installation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394904				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Well Installation Workplan				
Date Completed:		1/29/1998				
Comments:						
Title:		DTSC Letter - Response to Comments - Public Participation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394900				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		11/6/1997				
Comments:						
Title:		Public Participation Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393845				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Public Participation Plan / Community Relations Plan				
Date Completed:		7/15/1997				
Comments:		Approval letter is not available in the Repository File Room				
Title:		Underground Storage Tank Case Closure - REEC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394874				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		No Further Action Letter				
Date Completed:		2/6/1997				
Comments:		No Further Action Letter issued by Los Angeles Regional Water Quality Control Board				
Title:		County of Los Angeles Department of County Engineer - Sanitation Division - Investigation Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394238				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		4/6/1981				
Comments:						
Title:		Request to Align Groundwater Monitor Program with Other Site Activities				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394857				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/12/1996				
Comments:		Request was made in order to assure that the proposed groundwater monitoring activity was undertaken pursuant to the guiding documents (i.e., Health and Safety Plan, Quality Assurance Project Plan and Sampling and Analysis Plan) which were required to be submitted with the RI/FS Workplan				
Title:		Consent Order				
Title Link:						
Area Name:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Consent Order				
Date Completed:		2/26/1996				
Comments:		A consent order was signed between DTSC and 9 of the 10 PRPs for the site. The I&S/E Order was recinded for all those signing the consent order. The I&S/E order remains in effect for the 1 PRP not signing.				
Title:		New Individual for Southern California Edison Company's Sevice of Process				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394400				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		10/4/1995				
Comments:		Letter issued by Southern California Edison Company indicating a new individual for service process				
Title:		Ralph Stone Cover Letter - Status Report for Investigation and Cleanup of Contaminated Soils				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394346				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/26/1990				
Comments:		Letter Report submitted on December 26, 1990				
Title:		Ecology and Environment - Comments to Call received from REEC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394326				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		8/5/1986				
Comments:		Letter provided comments in regards to a call from REEC indicating concerns about Site Inspection Report, dated June 16, 1986.				
Title:		Remedial Planning and Field Investigation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393819				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		4/29/1986				
Comments:		Approval letter is not available in the Repository File Room				
Title:		Memorandum of Meeting held on November 17, 1994				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394397				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		11/29/1994				
Comments:		Memorandum of a meeting held on November 17, 1994 among DTSC's representatives and representatives from seven companies or municipalities which sent large numbers of electrical transformers to the REEC Facility.				
Title:		Proposal for Work Plan for Sampling Concrete Surfaces for PCB Contamination				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394356				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Workplan				
Date Completed:		11/13/1991				
Comments:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title:		Addendum to Site Mitigation Feasibility Study				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393823				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		8/22/1991				
Comments:		Approval letter is not available in the Repository File Room				
Title:		Groundwater Monitoring Well Installation - Field Schedule Information				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394352				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/7/1991				
Comments:						
Title:		Proposal Sampling Procedure for PCBs in Concrete				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394351				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/28/1991				
Comments:		Proposal Letter submitted on February 28, 1991. DTSC comments regarding subject letter is not available in the Repository File Room				
Title:		Removal and Remedial Preliminary Assessment				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393979				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		8/1/2000				
Comments:		Approval letter is not available in the Repository File Room				
Title:		DTSC Letter Review - Draft RI/FS Workplan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394914				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		6/28/2000				
Comments:						
Title:		Technical Memorandum No. 1 - Proposed Additional Offsite Soil Sampling				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394936				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		6/20/2000				
Comments:						
Title:		DTSC Letter - Risk Assessment Issues				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394931				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Completed:		2/2/2000				
Comments:						
Title:		C2REM Letter - Sampling Status and Availability of Samples				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394917				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/10/1998				
Comments:						
Title:		Administrative Record List				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394912				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		2/6/1998				
Comments:						
Title:		DTSC Letter- Current Status Update - Manzanar Action Committee				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394911				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/23/1998				
Comments:						
Title:		REEC Field Sampling Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394217				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		1/9/1998				
Comments:						
Title:		UPRR Right of Entry - Draft				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394895				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		10/20/1997				
Comments:		Only a Draft document is available in the Repository File Room				
Title:		Toxics Assessment Group - Request of Clarification				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394884				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		7/29/1997				
Comments:						
Title:		Fact Sheet # 1 - Remedial Investigation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394201				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:		Fact Sheets				
Date Completed:		7/1/1997				
Comments:						
Title:		South Coast Air Quality Management District - Permit to Operate				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394871				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		11/1/1996				
Comments:						
Title:		Los Angeles County DHS - Supplemental Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394253				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		11/1/1981				
Comments:						
Title:		California Hazardous Waste Manifest				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394246				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		4/30/1981				
Comments:						
Title:		County of Los Angeles_Department of County Engineer_Project Planning and Pollution Control Division _				
Title Link:		Inspection Report				
Area Name:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394240				
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		4/7/1981				
Comments:						
Title:		Draft RI/FS Work Plan - Cover Letter				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394861				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/31/1996				
Comments:		Cover Letter of submitted Draft RI/FS Work Plan prepared by Fluor Daniel Environmental				
Title:		Designated Project Enginner/Geologist - REEC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394856				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/12/1996				
Comments:		Fluor Daniel Environmental Services was selected by REEC to act on their behalf as Project Engineer				
Title:		Limited Access Requirement - REEC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394854				
Area Name:						
Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/4/1996				
Comments:		Letter issued by C2REM				
Title:		Notice - Draft Consent Order for REEC Site				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393859				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		4/10/1995				
Comments:		Notice letter sent to several responsible parties - April 7 and 10, 1995				
Title:		Proposal for Site Investigation to Determine Lateral Extent of Soil Contaminated with PCB				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394350				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/8/1991				
Comments:		Proposal Letter submitted on February 8, 1991. DTSC comments regarding subject letter is not available in the Repository File Room				
Title:		Screening Site Inspection Reassessment				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394339				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Site Screening				
Date Completed:		7/13/1990				
Comments:						
Title:		Letter Report - Disposal of PCB Contaminated Soil in Roll-off Bin				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394336				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		9/25/1989				
Comments:						
Title:		County of Los Angeles_Department of County Engineer_Project Planning and Pollution Control Division _				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394293				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		12/9/1983				
Comments:						
Title:		DHS - Hazardous Materials Sample Analysis Request				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394281				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		4/8/1983				
Comments:						
Title:		California Regional Water Quality Control Board - Los Angeles Region - NO APPROVAL - Stormwater Discharge				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		and Waste Spillage https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394257 Correspondence 3/8/1982				
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		2015 Annual Site Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60405340 Operation and Maintenance Report 4/18/2016				
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		2014 Annual Site Report https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60395390 Operation and Maintenance Report 12/2/2015				
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		30-day Extension to Financial Assurance Request Letter https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60392558 Correspondence 5/11/2015 Email sent to Dean Charles, REEC Project Coordinator – de maximis, inc., allowing a 30-day extension to submit to DTSC documents related to O&M Financial Assurance Requirement. Revised closing date for document submission is June 13, 2015.				
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		Field Change Request Correspondence 2/6/2007				
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:		Monthly Summary Report for November 2006 Technical Report 12/15/2006 Approval Letter is not available in the File Room				
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type:		Monthly Summary Report for July 2006 https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393405 Technical Report				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Completed:		8/15/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		Extension Request for Field Sampling Event				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393452				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		9/1/2005				
Comments:		Letter submitted on November 1, 2005				
Title:		Workplan Investigation to Support Remedial Action Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393969				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Workplan				
Date Completed:		6/5/2003				
Comments:						
Title:		Monthly Summary Report for December 2005				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393392				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		1/16/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		Proposed Material Handling Activities/Analytical Data Reports				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394946				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		10/23/2000				
Comments:						
Title:		Stormwater Montioring and Site Evaluation Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393975				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		6/1/2000				
Comments:		Approval letter is not available in the Repository File Room				
Title:		REEC Refuses to Cleanup Property Pursuant to I&SE Order 95/96-002				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394923				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/6/1999				
Comments:						
Title:		DTSC Letter - Oversight Costs				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394920				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:		Correspondence				
Date Completed:		8/14/1998				
Comments:						
Title:		Dioxin and Furan Analyses				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394918				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		8/4/1998				
Comments:						
Title:		Request for Historical and Current Manifesting Information				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394891				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		9/30/1997				
Comments:						
Title:		Hazardous Material Sample Analysis Request and Analysis				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394887				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		8/13/1997				
Comments:						
Title:		Hazardous Material Sample Analysis Request and Analysis				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394885				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		8/12/1997				
Comments:						
Title:		Application for Access to Union Pacific Railroad Property				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394890				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		8/8/1997				
Comments:						
Title:		South Coast Air Quality Management District - Permit Renewals				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394878				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		3/3/1997				
Comments:						
Title:		City of Los Angeles - Consumer and Environment Protection Division - Information about Alleging Multiple Violation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394250				
Area Name:						
Area Link:						
Sub Area:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		7/8/1981				
Comments:		Letter issued by County of Los Angeles - Consumer and Environment Protection Division. Letter indicated that there were multiple violations of existing California Code and a lawsuit will be filed against REEC				
Title:		City of Pico Rivera - Notice of Violation and Order to Comply				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394237				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		4/6/1981				
Comments:		City of Pico Rivera issued a Notice of Violation and Order to Comply : Immediately cease and desist from discharging wastewater to the ground from transformer washing operation				
Title:		Memorandum - Review of Risk Assessment of RI/FS Workplan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394870				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		10/7/1996				
Comments:						
Title:		Rosen's Electric Site: Public Participation Activities				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394863				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		7/3/1996				
Comments:		Letter presented the revised final version of community survey letter and questionnaire in English and Spanish				
Title:		Rosen's Electric Site: Fence and Post				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394860				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/22/1996				
Comments:		Letter informed that the fence and signs met all the requirement of Section 5.1.2 of the I&?SE 95/96-003				
Title:		Imminent and Substantial Endangerment Order and Consent Order - REEC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393886				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Imminent and/or Substantial Endangerment Order				
Date Completed:		2/26/1996				
Comments:		Consent Order between REEC and DTSC only				
Title:		City of Anaheim Notification Letter of Project Coordinator				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394210				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/5/1996				
Comments:		Letter sent by City of Anaheim on January 5, 1996 indicating new project coordinator				
Title:		City of Pasadena - Notification of Project Coordinator				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394208				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/2/1996				
Comments:		Letter sent by City of Pasadena on January 2, 1996				
Title:		Request of Extension				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394403				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/29/1995				
Comments:		City of Anaheim and City of Los Angeles requested extension to discuss the Imminent and Substantial Endangerment Determination and Remedial Action Order				
Title:		Request for Extension for Installation of Groundwater Monitoring Wells				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394347				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/14/1991				
Comments:		Reasons for the request was explained during scoping meeting held on January 8, 1991				
Title:		Climate Atlas of United States - June 1968				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393874				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		8/1/1988				
Comments:						
Title:		DHS Cover Letter - Ecological and Environment Site Inspection Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394328				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		9/17/1986				
Comments:		Ecological and Environment Site Inspection Report is not available in the Chatsworth File Room				
Title:		DHS - Laboratory Analysis Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394324				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		7/13/1984				
Comments:						
Title:		DHS - Statement of Facts of Investigation held June 18, 1984				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394321				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		7/1/1984				
Comments:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title:		Calsites Profile Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394388				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		6/16/1994				
Comments:						
Title:		Memorandum - Information on the Drinking Water Wells for the City of Pico Rivera - 1994				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393864				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/16/1994				
Comments:		Memorandum informed status of drinking water wells near REEC site - 1994				
Title:		Response to Cal-EPA Request for Background Information				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394362				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		7/12/1993				
Comments:		Letter sent on July 12, 1993 by Ralph Stone Company				
Title:		Communication that DTSC will be the lead agency for REEC Facility				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394361				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/5/1993				
Comments:		Letter issued by County of Los Angeles - Fire Department				
Title:		REEC Self Monitoring and Reporting				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394302				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/9/1984				
Comments:		Letter sent on April 9, 1984. Self Monitoring and Reporting is not available in the Repository File Room				
Title:		Transformers sold to REEC that allegedly did not contain mineral oil with PCBs				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394291				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		9/1/1983				
Comments:		Clarification about some transformers that allegedly did not contain mineral oil with PCBs at the time of purchasing transaction. Later REEC was informed that these transformers had mineral oil with PCBs				
Title:		REEC Self Monitoring and Reporting				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394285				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/19/1983				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:		Letter sent on April 19, 1983 - Report are not available in the Repository File Room				
Title:		County of Los Angeles_Department of County Engineer - Sanitation Division - Investigation Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394276				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		3/30/1983				
Comments:						
Title:		County of Los Angeles - Department of Health Services - Approval of PCB contaminated soil clean-up activities				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394263				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/11/1982				
Comments:		DHS issued an approval letter on May 11, 1982 in regards to clean-up activities of PCB Contaminated Soil				
Title:		2017 REEC Annual Site Inspection Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60413991				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Land Use Restriction - Site Inspection/Visit				
Date Completed:		12/4/2017				
Comments:		Activity completed on December 4, 2017				
Title:		Additional Site Characterization/Exploratory Boring Work Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60430962				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Site Characterization Workplan				
Date Completed:		8/29/2017				
Comments:						
Title:		5-Year Review of Remedial Action - Letter Request				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60405513				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/5/2016				
Comments:		Letter issued on 2/5/2016				
Title:		2012 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390753				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		1/23/2013				
Comments:		During calendar year 2012, inspections were performed at the Site on February 23, September 28, and December 28. Other activities performed during the 2012 calendar year included groundwater monitoring on March 15 and 16, 2012 and surveying of settlement markers on September 18, 2012.				
Title:		2010 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390751				
Area Name:						
Area Link:						
Sub Area:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		1/31/2011				
Comments:		During calendar year 2010, semi-annual site inspections were performed on February 19 and August 30. Other activities performed during the 2010 calendar year included groundwater monitoring on March 24, 2010 and surveying of settlement markers on September 27, 2010.				
Title:		LUC Inspection Site Visit				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Land Use Restriction - Site Inspection/Visit				
Date Completed:		5/19/2010				
Comments:						
Title:		Deed Restriction-UP property				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=6017334				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Land Use Restriction				
Date Completed:		11/5/2009				
Comments:						
Title:		2008 Annual Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393441				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		4/15/2008				
Comments:		Approval Letter is not available in the File Room				
Title:		Operations and Maintenance Workplan / Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=5010821				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Plan				
Date Completed:		9/5/2007				
Comments:		The report details the schedule for maintenance of the cap and groundwater monitoring.				
Title:		2006 Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393449				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		12/22/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		Memorandum of Meeting held on December 1, 1994				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394394				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/9/1994				
Comments:		Memorandum of a meeting held on December 1, 1994 among DTSC's representatives, Mr. William Rosen and two attorneys from Latham & Watkins acting as his counsel.				
Title:		Memorandum - Accessibility of REEC Site				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393863 Correspondence 5/23/1994 Memorandum described site accessibility	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Discussion with RWQCB Regarding Transfer Oversight Responsibility https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394360 Correspondence 2/10/1992 Letter indicated concerns in regards to proposal changes in oversight responsibility	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Interim Report - Site Mitigation Feasibility Study https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394343 Technical Report 3/11/1991	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					DHS - Letter Notice of Violation and Directive to Comply https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394301 Letter - Notice 4/9/1984 Inspection revealed storage waste capacitors in violation of the Hazardous Waste Control Law	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					County of Los Angeles_Department of County Engineer_Project Planning and Pollution Control Division _ Industrial Waste Survey https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394231 Other Report 3/5/1976	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Memorandum - Review of HASP of RI/FS Workplan https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394862 Correspondence 6/19/1996	
Title: Title Link: Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Date Completed: Comments:					Designated Project Coordinator - REEC https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394853 Correspondence 3/18/1996 Letter issued by C2REM	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title:		IS&E Order				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=5010829				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Unilateral Order (I/SE, RAO, CAO, EPA AO)				
Date Completed:		12/22/1995				
Comments:		After extensive efforts to negotiate a consent order were not successful, DTSC issued an imminent and substantial endangerment determination and remedial action order for the Rosen's Electrical Equipment Company Site.				
Title:		Supplemental Data - Laboratory Analysis				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394330				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		4/6/1989				
Comments:						
Title:		REEC Self Monitoring and Reporting				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394221				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/15/1985				
Comments:		Letter sent on February 15, 1985 - Report is not available in the Repository File Room				
Title:		DHS - Hazardous Materials Sample Analysis Request				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394317				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		6/18/1984				
Comments:						
Title:		Notification of Imminent or Substantial Endangerment to the Public Health or to the Environment				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393881				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		10/28/1994				
Comments:		Letter sent to several responsible parties indicating immediate attention required				
Title:		Request for Documents Related to REEC Facility				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394387				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/13/1994				
Comments:		Letter issued by Morrison & Foerster				
Title:		Photograph Records				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393825				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date Completed:		8/25/1993				
Comments:		Document does not require an approval letter				
Title:		Estimated oversight cost 2018-19				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60452796				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Annual Oversight Cost Estimate				
Date Completed:		9/28/2018				
Comments:						
Title:		Request for a Metting of Potentially Responsible Parties				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394353				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		10/17/1991				
Comments:		Letter sent to all PRP on October 17, 1991				
Title:		DHS _Facility Inspection Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394315				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		6/18/1984				
Comments:						
Title:		DHS _ Hazardous Materials Sample Analyses Request				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394303				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		5/11/1984				
Comments:						
Title:		REEC Letter - Clean-up Activites Schedule				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394288				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		6/1/1983				
Comments:		REEC Letter indicating that areas located within property limits will be clean and contaminated soil will be placed into 55-gallon drums				
Title:		REEC _ Drainage Plan (Stormwater Polution Prevention Plan)				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394286				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Workplan				
Date Completed:		5/6/1983				
Comments:						
Title:		California Hazardous Waste Manifest				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394258				
Area Name:						
Area Link:						
Sub Area:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		5/6/1982				
Comments:						
Title:		REEC - Investigation Status - Clean-up Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394255				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		11/2/1981				
Comments:						
Title:		Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60398129				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		7/17/2018				
Comments:						
Title:		2016 REEC Annual Site Inspection Report - DTSC				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60409840				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Land Use Restriction - Site Inspection/Visit				
Date Completed:		5/31/2016				
Comments:		Report reviewed and approved on May 31, 2016				
Title:		2013 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390754				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		1/29/2014				
Comments:		During calendar year 2013, inspections were performed at the Site on March 26, June 28, September 10 and December 10. Other activities performed during the 2013 calendar year included groundwater monitoring on March 15 and 16, 2012 and surveying of settlement markers on September 10, 2013. During the groundwater monitoring event in March 2013, only the monitoring well RMW-2 had sufficient groundwater for purging and sample collection; wells RMW-4 through RMW-7 yielded insufficient water, therefore, they were not able to be sample during this event.				
Title:		2012 Annual Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60303249				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		9/13/2012				
Comments:		Reviewed & Sent out.				
Title:		Monthly Summary Report for March 2007				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393423				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		4/16/2007				
Comments:		Approval Letter is not available in the File Room				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title:		Monthly Summary Report for December 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393416				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		1/15/2007				
Comments:		Approval Letter is not available in the File Room				
Title:		2006 Annual Groundwater Report - September				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393983				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Monitoring Report				
Date Completed:		12/1/2006				
Comments:		Approval letter is not available in the Repository File Room				
Title:		Monthly Summary Report for September 2006				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393410				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		10/16/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		5-Year Review				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60352318				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		5 Year Review Workplan				
Date Completed:		8/9/2016				
Comments:		FYR Work Plan was approved on August 9, 2016.				
Title:		Notification Letter - 2016 Annual Site Inspection				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60409868				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/31/2016				
Comments:		Letter issued on May 31, 2016				
Title:		Operations and Maintenance Trust Agreement - Pinnacle Bank				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60405352				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Financial Assurance Documentation				
Date Completed:		2/10/2016				
Comments:						
Title:		2009 Annual Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60251968				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		9/1/2010				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:		Approved				
Title:		2010 Annual Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60389705				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		5/20/2010				
Comments:						
Title:		2009 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390750				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		1/11/2010				
Comments:		During calendar year 2009, semi-annual site inspections were performed on February 2 and September 30, with a quarterly drainage inspection performed on November 19, 2009. Other activities performed during the 2009 calendar year included groundwater monitoring on March 4, 2009 and surveying of settlement markers on November 19, 2009.				
Title:		Project Coordinator and Project Engineer Designation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393447				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		11/3/2009				
Comments:		Letter submitted on November 3, 2009				
Title:		2008 Annual Site Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393443				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		6/23/2009				
Comments:		Approval Letter is not available in the File Room				
Title:		2005 Groundwater Monitoring Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393445				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Operation and Maintenance Report				
Date Completed:		1/30/2006				
Comments:		Approval Letter is not available in the File Room				
Title:		Monthly Summary Report for September 2005				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393382				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		10/17/2005				
Comments:		Approval Letter is not available in the File Room				
Title:		Project Coordinator Designation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393358				
Area Name:						
Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		8/4/2005				
Comments:		Several letters were submitted to DTSC informing that Dean Charles was designated as Project Coordinator.				
Title:		CEQA				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=5016507				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		CEQA - Initial Study/ Neg. Declaration				
Date Completed:		12/16/2004				
Comments:		The RAP includes excavation of 4,000 cu. yds. of PCB-contaminated soil, cap, deed restriction, ground water monitoring - Public comments were addressed. An Initial Study, Negative Declaration, and De Minimus Finding were completed for this PCB-contaminated site. No comments on the draft Negative Declaration were received.				
Title:		Remedial Investigation / Feasibility Study				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=5010826				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Remedial Investigation / Feasibility Study				
Date Completed:		12/6/2000				
Comments:		The Remedial Investigation showed on-site PCB, dioxin-furan soil contamination; on-site PCB and VOC groundwater contamination; and off-site PCB soil and groundwater contamination. Detailed analysis of alternatives in the Feasibility Study included an asphalt cap, thermal blankets and wells, and excavation.				
Title:		1999 Groundwater Sampling and Analysis Report				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393965				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Monitoring Report				
Date Completed:		3/12/1999				
Comments:		Approval letter is not available in the Repository File Room				
Title:		Inspection Warrant - REEC and Affidavit				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394916				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Inspection Warrant				
Date Completed:		3/30/1998				
Comments:						
Title:		California Communities Against Toxics - Request of Information				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394906				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/16/1997				
Comments:						
Title:		Anlytical Results EPA Method 8280				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394897				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		11/6/1997				
Comments:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title:					DTSC Letter - Response to TAG Comments	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394894	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		10/30/1997				
Comments:						
Title:					Final RI/FS Workplan Revisions	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394881	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/30/1997				
Comments:						
Title:					DTSC Approval Letter - RI/FS Workplan	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394880	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		4/22/1997				
Comments:						
Title:					Response to Cal-EPA Comments - RI/FS Workplan	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394875	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		2/14/1997				
Comments:						
Title:					DTSC Letter Review - RI/FS Workplan	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394873	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/15/1997				
Comments:						
Title:					Uniform Hazardous Waste Manifest	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394251	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		8/1/1981				
Comments:						
Title:					Discovery	
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		* Discovery				
Date Completed:		4/15/1981				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:		FACILITY IDENTIFIED FAC ID LACE CO ENGR. STORAGE & SCRAPING OF TRANSFORM PONDING OF LIQUIDS ON PROPERTY.				
Title:		DHS - Preventive Health Services - Report of Investigation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394235				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		4/1/1981				
Comments:						
Title:		County of Los Angeles Department of County Engineer Industrial Waste Division Chemical Analysis of Sample				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394226				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		4/9/1975				
Comments:						
Title:		Quarterly Progress Report No. 02				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394868				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		7/26/1996				
Comments:						
Title:		Response to Community Assessment Questionnaire				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394864				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Community Profile				
Date Completed:		7/20/1996				
Comments:						
Title:		New Project Coordinator for Non-Governmental Respondents				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394404				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/29/1995				
Comments:		Latham & Watkins was designated as Project Coordinator for Rosen's Electrical Equipment Company, Southern California Edison Company, Sacramento Municipal Utility District, Pacific Gas and Electric Company, Aaron Berman Steel Company and San Diego Gas and Electric Company				
Title:		Remedial Design				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=6010368				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Design/Implementation Workplan				
Date Completed:		6/30/2006				
Comments:		The Remedial Design which includes excavation shoring design, transportation Plan, and engineered asphalt cap design is approved 6/30/2006.				
Title:		Communication Plan and Coordination Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393380				
Area Name:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Public Participation Plan / Community Relations Plan	
Date Completed:					8/18/2005	
Comments:					Approval letter is not available in the File Room	
Title:					Proposed On-Site Soil Sampling/Leach Testing	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394949	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Correspondence	
Date Completed:					5/10/2002	
Comments:						
Title:					Background Concentration and PEA-based Criteria	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394932	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Technical Report	
Date Completed:					2/11/2000	
Comments:						
Title:					Proposal of Supplemental Site Investigation - Cover Letter	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394345	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Correspondence	
Date Completed:					11/21/1990	
Comments:					Ralph Stone Cover Letter - Subject Site Investigation is not available in the Repository File Room	
Title:					Draft Analytical Results - EPA Method 8280	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394892	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Other Report	
Date Completed:					10/17/1997	
Comments:						
Title:					Monthly Summary Report for August 2006	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393408	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Technical Report	
Date Completed:					9/15/2006	
Comments:					Approval Letter is not available in the File Room	
Title:					Monthly Summary Report for June 2006	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393403	
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:					Technical Report	
Date Completed:					7/17/2006	
Comments:					Approval Letter is not available in the File Room	
Title:					Monthly Summary Report for August 2005	
Title Link:					https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393388	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		9/15/2005				
Comments:		Approval letter is not available in the File Room				
Title:		Notification of Field Sampling and Field Activity				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393453				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		9/6/2005				
Comments:		Letter submitted on September 6, 2005				
Title:		Project Geologist Designation				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60393379				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		8/18/2005				
Comments:		Letter submitted on August 18, 2005				
Title:		Revised Public Participation Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394983				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Public Participation Plan / Community Relations Plan				
Date Completed:		8/1/2004				
Comments:						
Title:		Geotechnical Investigation and Development of Recommendations for Temporary Excavations Adjacent to Railroad Line				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393318				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Technical Report				
Date Completed:		8/13/2003				
Comments:		Approval Letter is not available in the File Room				
Title:		Notice of Proposed Determination of Non-Compliance with Order I&SE 95/96-003				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394948				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Letter - Notice				
Date Completed:		12/11/2001				
Comments:						
Title:		Fact Sheet # 2				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394199				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Fact Sheets				
Date Completed:		2/1/2001				
Comments:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title:		Memorandum - Groundwater Sampling and Analysis Report				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		5/19/1999				
Comments:						
Title:		TAG Community - Request of Information				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394910				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		1/14/1998				
Comments:						
Title:		Dioxin and Furand Analytical Report -				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394211				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		1/5/1998				
Comments:						
Title:		Hazardous Material Sample Analysis Request and Analysis				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394902				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		11/13/1997				
Comments:						
Title:		Letter Summary of Meeting Held on November 17, 1994				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394398				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/16/1996				
Comments:						
Title:		REEC Hazardous Materials Survey				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394233				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Other Report				
Date Completed:		3/30/1981				
Comments:						
Title:		REEC Letter - Submission of Stormwater Contingency Plan				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394228				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Correspondence				
Date Completed:		12/16/1975				
Comments:		REEC sent to the Los Angeles County, Department of County Engineer, Pollution Control Division, a stormwater				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
					collection system plan. Subject plan is not available in the Repository File Room	
					Title: Confirmation that DTSC agreed to negotiate an agreement Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394399 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Correspondence Date Completed: 4/21/1995 Comments: Letter sent by Latham & Watkins indicating that DTSC agreed to give the parties named by the Department in the draft Order until may 23, 1995 to negotiate an agreement with the Department for the subject activities.	
					Title: REEC Facility Profile Report Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394213 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Other Report Date Completed: 1/7/1991 Comments:	
					Title: Screening Site Inspection Reassessment Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393839 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Preliminary Assessment Report Date Completed: 7/13/1990 Comments: Subject document recommended (US EPA)Not Further Remedial Action. Subsequent investigation indicated that subject site pose risk to Human Health and the Environment. Envirostor selection reflects information provided in subsequent investigation - further remedial action was requested	
					Title: California Hazard Ranking System - Guidance Manual Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393868 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Other Report Date Completed: 8/1/1988 Comments:	
					Title: DWR_Bulletin No. 104_Planned Utilization of the Groundwater Basis of Costal Plain of LA County Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393872 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Technical Report Date Completed: 8/1/1988 Comments:	
					Title: Response to Request to a Meeting - Novermber17, 1994 Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394393 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Correspondence Date Completed: 11/4/1994 Comments: Latham & Watkins Letter identifying personnel that will attend the meeting on November 16, 1994.	
					Title: Technical Data and Information Gaps Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394390 Area Name: Area Link:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Sub Area:						
Sub Area Link:						
Document Type:						
Date Completed:						
Comments:						
Correspondence						
7/19/1994						
Letter indicated that DTCS identified areas where there were technical data and information gap which had to be addressed prior to any site mitigation activities were proceeded on the site.						
Title:						
Title Link:						
Location and Size of Files Involved in the REEC Project						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394382						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Correspondence						
Date Completed:						
9/15/1993						
Comments:						
Letter presented the location and size of files involved with forty subpoena associated with REEC Facility Project						
Title:						
Title Link:						
EPA TSCA Inspection Report						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394204						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Technical Report						
Date Completed:						
1/20/1984						
Comments:						
Title:						
Title Link:						
DHS _ PCB Contaminated Soil Report						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60394295						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Technical Report						
Date Completed:						
12/14/1983						
Comments:						
Title:						
Title Link:						
County of Los Angeles_Department of County Engineer_ Site Drainage Plan						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&enforcement_id=60394290						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Correspondence						
Date Completed:						
8/16/1983						
Comments:						
Drainage Plan was not approved. Letter included several comments to be addressed						
Title:						
Title Link:						
2016 Annual Site Report						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60390757						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
Operation and Maintenance Report						
Date Completed:						
2/16/2017						
Comments:						
Title:						
Title Link:						
Five-Year Review Report						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60413987						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:						
5 Year Review Reports						
Date Completed:						
12/22/2016						
Comments:						
Title:						
Title Link:						
2014 Annual Groundwater Monitoring Report						
https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393460						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Operation and Maintenance Report Date Completed: 5/30/2014 Comments: Approval Letter is not available in the File Room Title: Monthly Summary Report for October 2006 Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393412 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Technical Report Date Completed: 11/15/2006 Comments: Approval Letter is not available in the File Room Title: Weekly Construction Meeting Minutes Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19360068&doc_id=60393455 Area Name: Area Link: Sub Area: Sub Area Link: Document Type: Other Report Date Completed: 10/17/2006 Comments: Submitted document is a meeting minutes. There is no requirement for DTSC approval						

43	8 of 8	SE	0.25 / 1,316.27	180.46 / -26	ROSEN'S ELECTRICAL EQUIPMENT 8226 E. WHITTIER BLVD. PICO RIVERA CA 90660	CALSITES
ID No:	19360068	Assembly:	58			
Status Date:	04/18/1996	Senate:	30			
NPL:	N	Region:	3			
Tier:		Region Name:	GLENDAL			
Fund:		County Co:	19			
Access :		Facility County:	LOS ANGELES			
Access Code:	NOT REPORTED	Lat Deg:	0			
Cortese:		Lat Min:	0			
Hrscore:		Lat Sec:	0			
Hrsdate:		Lat Dir:				
Groundwater Contam:	C	Long Deg:	0			
GW Code:	CONTROLLED	Long Min:	0			
No Sources:	0	Long Sec:	0			
RWQCB Name:	LOS ANGELES	Long Dir:				
Branch Name:	SO CAL - GLENDALE	Llmethod:				
Staff:	RGEBERT	Lldesc:	BASE/MERIDIAN			
Senior:						
Status Name:	ANNUAL WORKPLAN - ACTIVE SITE					
Type Name:	RESPONSIBLE PARTY					
Lead Name:	DEPT OF TOXIC SUBSTANCES CONTROL					
SIC Name:	MANU - ELECTRONIC & OTHER ELECTRIC EQUIP					
Filename:						
Comments:						

SAMPLE RESULTS SOIL SAMPLES: 11000 PPM PCB'S,21000PPM PCB'S. ON CORTESE LIST DHS Rcvd FIT SSI (REASSESSMENT)-EPA recommends NFA 9/12/90. INSPECTION(FED) EPA TSCA INSP. VIO FOR NOT REPORTING WASTES TRANSPORTED OFFSITE. CO CONFIRMS CLEAN UP ON 05-11-82. A consent order was signed between DTSC and 9 of the 10 PRPs for the site. The I&S/E Order was recinded for all those signing the consent order. The I&S/E order remains in effect for the 1 PRP not signing. Letters were sent to Rosen's and nine generators notifying them of their potential liability for the site and inform- ing them that they have 45 days to form a group and enter into an agreement with DTSC. Facility cited in 1981 for handling PCB capacitor without an EPA ID NO. Soil samples collected at SE corner of property showed 11,000 PPM PCB's. Remedial action revealed offsite contamination east of site in the unlined Arroyo ditch. 21,000 PPM PCBs found off-site north of railroad tracks. Capacitors and contaminated soil removed in 1982 under directive of LA County. Cited for additional discharge in 1983. Subsequent soil samples showed 600 PPM PCB's. Being evaluated for ranking/further cleanup SOURCE ACT: DHS INSP 1/3/86 Dismantling of transformers for reclamation of copper wire. Sale of waste oils. Yr of Oper: DHS/ASP Survey 11/16/81 1947 to present. Submit to EPA INSPECTION(LOCAL) CO PUB WRK. WASTEWATER DISCH TO UNLINED TRENCH.ORDERED TO CEASE & TO C-U. FAC WROTE LETTER 04/12/83. NOTIFYING REPAIRS & CLEANUP. INSPECTION(LOCAL)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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CO PUB WRK. COMPLAINT RESPONSE. OBSERVED WASTE OIL DISCH TO GROUND. OFFSITE WASTE WATER DISCH. PARTIAL C-U 4/14/75. The RI/FS Workplan for the site was approved. Fifty additional samples and groundwater monitoring will be required for the first phase of the investigation. INSPECTION(LOCAL) CO REPRESENTATIVE STATES CONTAMINATED SOIL REMOVED TO PUENTE HILLS LDFL. WASTE WATER DISCH TO DRAINAGE CHANNEL. INSPECTION(LOCAL) CO PUB WRK. DISCH WASTEWATER INTO UNLINED STORM TRENCH. FACILITY IDENTIFIED FAC ID LACE CO ENGR. STORAGE & SCRAPING OF TRANSFORM PONDING OF LIQUIDS ON PROPERTY. Additional soil sampling both on-site and off-site completed. Two new groundwater monitoring wells placed both on-site and off-site to define groundwater contamination plume. INSPECTION(FED) EPA-FIT INSP. E&E C(86)C125. Recycle reformers contamination PCB's. Soil contamination remains, subsequent soil sample by DHS showed high PCBs still in site soil. 1984 warehouse fire may have spread contamination around site. Refer to DHS/ENF. 9/30/94 A database including pertinent information from PRPs who responded to the Department's Information Request Letter is being completed. An ISE Order is being prepared and will be issued to Rosen's and to those PRPs that the Department determines to be Responsible Parties. INSPECTION(LOCAL) REFERRAL TO DHS FROM CO HLTH. UNLAWFUL STORAGE & TRANSPORTATION OF WASTE. SOILS CONTAMINATED W/PCB'S. A Removal Action (RA) was completed at the site. The RA consisted of the installation of fencing to restrict public access to soil contaminated with polychlorinated biphenyls, metals and petroleum hydrocarbons. Warning signs in both English and Spanish were posted on the installed fencing. HRS package completed. SAMPLE RESULTS SOIL SAMPLES - 620 PPM PCB'S. The Remedial Investigation showed on-site PCB, dioxin-furan soil contamination; on-site PCB and VOC groundwater contamination; and off-site PCB soil and groundwater contamination. Detailed analysis of alternatives in the Feasibility Study included an asphalt cap, thermal blankets and wells, and excavation. ENFORCEMENT ACTION CO DISTRICT ATTORNEY THREATENS OPER W/ LAWSUIT.CASE DROPPED 1/82. LA County referred site to DTSC for state oversight on March 3, 1993. The county was responsible for the oversight of investigations over the last three years. The referral is based on the state's experience with GW investigations. Investigations indicate soil contamination as high as 2400 ppm, 17 ppb of PCB degradation products (ie. 1,4 - dichloro- benzene) in GW, and C12-C30 chains of oil as deep as twenty feet bgs in the saturated zone. REPORTED FOR PROP65 A database including pertinent information from PRPs who responded to the Department's Information Request Letter is being completed. An I & SE Order is being prepared and will be issued to Rosen's Electrical Equipment and to those PRPs that the Department determines to be Responsible Parties. Q RETURNED - SCRAPING OF TRANSFORMERS, ELECT EQUIP. WHOLESALE. PCB STORAGFE PERMIT #3-2147. INSPECTION(LOCAL) CO HLTH. ELEVATED PCB LEVELS IN STORM DRAIN. A meeting was held among the Department, the site owner, and parties who sent transformers to Rosen Electric. The Department announced that, up to the time of the meeting, there was insufficient information to name any of the parties except Rosen Electric as a PRP. The Department sent out information request letters to identified PRPs. Rosen Electric's attorney presents new information on the parties who sent transformers to Rosen Electric. Facility Drive-by. Secured site, unable to adequately see in- side. Evidence of a large number of stored drums. Final Strategy SITE REFERRED: TO HWMB/ENF The RAP includes excavation of 4,000 cu. yds. of PCB-contaminated soil, cap, deed restriction, ground water monitoring - Public comments were addressed.

An Initial Study, Negative Declaration, and De Minimus Finding were completed for this PCB-contaminated site. No comments on the draft Negative Declaration were received. After extensive efforts to negotiate a consent order were not successful, DTSC issued an imminent and substantial endanger- ment determination and remedial action order for the Rosen's Electrical Equipment Company Site. The consultant for the RP group is preparing a revised Risk Assessment for the Remedial Investigation and Fesibility Study (RI/FS).

Background:

LA County was responsible for the oversight of investigations that occurred in the past. The county referred the site to the Department for state oversight on March 3, 1993 based on the state's experience with groundwater investigations. Investi- gations indicate PCB soil contamination as high as 2400 ppm; 17 ppb (1,4 - dichlorobenzene) in groundwater; and C12-C30 chains of oil as deep as 20 feet bgs in the saturated zone.

In 1996 a Consent Order was issued to nine RPs to investigate the site. The RI/FS was campleted in 1997, and concluded that PB soil and groundwater contamination existed int he Southeastern corner that pose a risk to human health. A RAP approved in 2004 chose excavation of soil, groundwater monitoring, capping and placement of a deed restriction on the property.

44	1 of 12	SE	0.25 / 1,317.83	182.42 / -24	WASTE SYSTEM, INC 127 VAN NORMAN RD TRUCK UNIT # 39 MONTEBELLO CA 90640	RCRA NON GEN
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EPA Handler ID: CAR000145177
 Gen Status Universe: No Report
 Contact Name: FRANK GUTIERREZ
 Contact Address: 127 VAN NORMAN RD , , MONTEBELLO , CA, 90640 , US
 Contact Phone No and Ext: 562-809-8571
 Contact Email:
 Contact Country: US
 County Name: LOS ANGELES
 EPA Region: 09
 Land Type: Private
 Receive Date: 20020602
 Location Latitude:
 Location Longitude:

Violation/Evaluation Summary

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20020602
Handler Name: WASTE SYSTEM, INC
Source Type: Notification
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	Street No:
Type:	Private	Street 1:
Name:	JAMES A KAZARIAN	Street 2:
Date Became Current:	20030505	City:
Date Ended Current:		State:
Phone:		Country:
Source Type:	Notification	Zip Code:

Owner/Operator Ind:	Current Owner	Street No:
Type:	Private	Street 1:
Name:	JAMES A KAZARIAN	Street 2:
Date Became Current:	20030505	City:
Date Ended Current:		State:
Phone:		Country:
Source Type:	Notification	Zip Code:

44	2 of 12	SE	0.25 / 1,317.83	182.42 / -24	ARTS SPECIAL WASTE INC 127 VAN NORMAN RD BLDG B MONTEBELLO CA 90640	RCRA NON GEN
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EPA Handler ID: CAR000153189
Gen Status Universe: No Report
Contact Name: JOHN MINUTOLI
Contact Address: 127 VAN NORMAN RD , BLDG B , MONTEBELLO , CA, 90640 , US
Contact Phone No and Ext: 800-581-2787
Contact Email:
Contact Country: US
County Name: LOS ANGELES
EPA Region: 09
Land Type: Private
Receive Date: 20040512
Location Latitude: 34.005787
Location Longitude: -118.096399

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

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
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: 20040512
Handler Name: ARTS SPECIAL WASTE INC
Source Type: Notification
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Private	Street 1:	
Name:	RYAN OGANESIAN	Street 2:	
Date Became Current:	20040325	City:	
Date Ended Current:		State:	
Phone:		Country:	US
Source Type:	Notification	Zip Code:	
Owner/Operator Ind:	Current Owner	Street No:	
Type:	Private	Street 1:	127 VAN NORMAN RD
Name:	ARTS SPECIAL WASTE INC	Street 2:	BLDG B
Date Became Current:	20040325	City:	MONTEBELLO
Date Ended Current:		State:	CA
Phone:		Country:	US
Source Type:	Notification	Zip Code:	90640

44	3 of 12	SE	0.25 / 1,317.83	182.42 / -24	ARTS DISPOSAL SVC INC 127 VAN NORMAN RD MONTEBELLO CA 90640	RCRA NON GEN
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EPA Handler ID: CAD057335333
Gen Status Universe: No Report
Contact Name: FRANK GUTIERREZ
Contact Address: 127 VAN NORMAN RD , , MONTEBELLO , CA, 90640 , US
Contact Phone No and Ext: 562-809-8571
Contact Email:
Contact Country: US
County Name: LOS ANGELES

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
EPA Region:		09				
Land Type:		Private				
Receive Date:		19951215				
Location Latitude:						
Location Longitude:						

Violation/Evaluation Summary

Note: NO VIOLATIONS: All of the compliance records associated with this facility (EPA ID) indicate NO VIOLATIONS; Compliance Monitoring and Enforcement table dated Jun, 2021.

Evaluation Details

Evaluation Start Date: 19850502
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19850502
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

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: 19951215
Handler Name: ARTS DISPOSAL SVC INC
Source Type: Notification
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Private	Street 1:	127 VAN NORMAN RD
Name:	ART KAZARIAN	Street 2:	
Date Became Current:		City:	MONTEBELLO
Date Ended Current:		State:	CA
Phone:	213-724-3918	Country:	
Source Type:	Notification	Zip Code:	90640
Owner/Operator Ind:	Current Operator	Street No:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Type: Name: Date Became Current: Date Ended Current: Phone: Source Type:		Private NOT REQUIRED 415-555-1212 Notification		Street 1: Street 2: City: State: Country: Zip Code:		NOT REQUIRED NOT REQUIRED ME 99999
44	4 of 12	SE	0.25 / 1,317.83	182.42 / -24	127 VAN NORMAN RD MONTEBELLO CA 906405312	HMS LA
Site No: Area:		007414 1L				
<u>Detail Info</u>						
Permit No: Permit Cat Desc: Status Code: Status Desc: Permit Status Desc: Permit Type: Permit Type Desc:		OPEN File Opened, no permit exists		Permit Status Code: Permit Category: File No: File Name:		
				023830 ARTS DISPOSAL SERVICE INC		
<u>Detail Info</u>						
Permit No: Permit Cat Desc: Status Code: Status Desc: Permit Status Desc: Permit Type: Permit Type Desc:		00003420T Underground Storage Tank CLOS Permit Closed Permit Closed 0 Underground Storage Tank Operating Permit		Permit Status Code: Permit Category: File No: File Name:		
				CLOS T 007781 SEE 016114-021035		
<u>Detail Info</u>						
Permit No: Permit Cat Desc: Status Code: Status Desc: Permit Status Desc: Permit Type: Permit Type Desc:		000010135 Industrial Waste Permit REM Equipment Removed Equipment Removed 01 Operating Industrial Waste Permit - Local Sewer		Permit Status Code: Permit Category: File No: File Name:		
				REM I I07781 ALL SERVICE DISPOSAL INC		
44	5 of 12	SE	0.25 / 1,317.83	182.42 / -24	ALL SERVICE DISPOSAL INC 127 VAN NORMAN RD. MONTEBELLO CA 90640	HHSS
County: Tank Details Microfiche:		Los Angeles http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002629d.pdf				
44	6 of 12	SE	0.25 / 1,317.83	182.42 / -24	ART'S SPECIAL WASTE, INC. 127 VAN NORMAN ROAD MONTEBELLO CA 90640	PCB
Site ID: Receive Date: Generator: Storer: Transporter: Disposer: Research:		CAR000153189 No No Yes No No		Mail Address 1: Mail Address 2: Mail Street No: Mail City: Mail State: Mail Zip: Mail Country:		
				127 VAN NORMAN ROAD MONTEBELLO CA 90640 US		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Smelter: Cert Title: Cert Date: Cert Name: Location Country: State Name: Region:	No 2004-05-10T00:00:00-04:00 US CALIFORNIA 09				Contact Name: Contact Title: Contact Phone: Contact Phone Ext: Contact Email: Owner Name:	JOHN MINUTOLI 800-581-2787 RYAN OGANESIAN
44	7 of 12	SE	0.25 / 1,317.83	182.42 / -24	WASTE SYSTEM, INC. 127 VAN NORMAN ROAD MONTEBELLO CA 90640	PCB
Site ID: Receive Date: Generator: Storer: Transporter: Disposer: Research: Smelter: Cert Title: Cert Date: Cert Name: Location Country: State Name: Region:	CAR000145177 2003-05-22T00:00:00-04:00 US CALIFORNIA 09				Mail Address 1: Mail Address 2: Mail Street No: Mail City: Mail State: Mail Zip: Mail Country: Contact Name: Contact Title: Contact Phone: Contact Phone Ext: Contact Email: Owner Name:	127 VAN NORMAN ROAD MONTEBELLO CA 90640 US JAMES A KAZARIAN 800-581-2787 JAMES A. KAZARIAN
44	8 of 12	SE	0.25 / 1,317.83	182.42 / -24	ATHENS SERVICES 127 VAN NORMAN RD MONTEBELLO CA 90640	EMISSIONS
<u>2015 Toxic Data</u>						
Facility ID: Facility SIC Code: CO: Air Basin: District: TS: Health Risk Asmt: Non-Cancer Chronic Haz Ind: Non-Cancer Acute Haz Ind:	145519 9999 19 SC SC				COID: DISN: CHAPIS: CERR Code:	LA SOUTH COAST AQMD
<u>2016 Toxic Data</u>						
Facility ID: Facility SIC Code: CERR CODE: COID: CO: DISN: CHAPIS:	145519 9999 LA 19 SOUTH COAST AQMD				TS: HRA: CH Index: AH Index: Air Basin: District:	SC SC
<u>2017 Criteria Data</u>						
Facility ID: Facility SIC Code: CO: Air Basin: District:	145519 4953 19 SC SC				CERR Code: TOGT: ROGT: COT: NOXT:	2.611600364409353173398117218341937443 06 2.58

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
COID: LA SOXT: DISN: SOUTH COAST AQMD PMT: CHAPIS: PM10T:						
2017 Toxic Data						
Facility ID: 145519 COID: LA Facility SIC Code: 4953 DISN: SOUTH COAST AQMD CO: 19 CHAPIS: Air Basin: SC CERR Code: District: SC TS: Health Risk Asmt: Non-Cancer Chronic Haz Ind: Non-Cancer Acute Haz Ind:						
44	9 of 12	SE	0.25 / 1,317.83	182.42 / -24	ALL SERVICE DISPOSAL INC. 127 VAN NORMAN RD. MONTEBELLO CA	HIST TANK
Owner Name: ALL SERVICE DISPOSAL INC. No of Containers: 2 Owner Street: 127 VAN NORMAN RD. County: LOS ANGELES Owner City: MONTEBELLO Facility State: CA Owner State: CA Facility Zip: 90640 Owner Zip: 90640						
44	10 of 12	SE	0.25 / 1,317.83	182.42 / -24	ATHENS SERVICES 127 VAN NORMAN RD MONTEBELLO CA 90640-5312	RCRA NON GEN
EPA Handler ID: CAL000299255 Gen Status Universe: No Report Contact Name: DAVID OEFFLING Contact Address: 5355 VINCENT AVE , , IRWINDALE , CA, 91706-0000 , Contact Phone No and Ext: 626-336-3636 Contact Email: DOEFFLING@ATHENSSERVICES.COM Contact Country: County Name: LOS ANGELES EPA Region: 09 Land Type: Receive Date: 20051006 Location Latitude: 34.005787 Location Longitude: -118.096399						
Violation/Evaluation Summary						
Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).						
Handler Summary						
Importer Activity: No Mixed Waste Generator: No Transporter Activity: No Transfer Facility: No Onsite Burner Exemption: No Furnace Exemption: No Underground Injection Activity: No Commercial TSD: No Used Oil Transporter: No Used Oil Transfer Facility: No Used Oil Processor: No Used Oil Refiner: No						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Used Oil Burner:		No				
Used Oil Market Burner:		No				
Used Oil Spec Marketer:		No				
<u>Hazardous Waste Handler Details</u>						
Sequence No:		1				
Receive Date:		20051006				
Handler Name:		ATHENS SERVICES				
Source Type:		Implementer				
Federal Waste Generator Code:		N				
Generator Code Description:		Not a Generator, Verified				
<u>Owner/Operator Details</u>						
Owner/Operator Ind:		Current Operator			Street No:	
Type:		Other			Street 1:	5355 VINCENT AVE
Name:		DAVID OEFFLING			Street 2:	
Date Became Current:					City:	IRWINDALE
Date Ended Current:					State:	CA
Phone:		626-336-3636			Country:	
Source Type:		Implementer			Zip Code:	91706-0000
Owner/Operator Ind:		Current Owner			Street No:	
Type:		Other			Street 1:	14048 VALLEY BLVD
Name:		ARAKELIAN ENTERPRISES INC			Street 2:	
Date Became Current:					City:	CITY OF INDUSTRY
Date Ended Current:					State:	CA
Phone:		626-336-3636			Country:	
Source Type:		Implementer			Zip Code:	91746-0000
44	11 of 12	SE	0.25 / 1,317.83	182.42 / -24	ATHENS SERVICES VAN NORMAN 127 VAN NORMAN RD MONTEBELLO CA 90640	CUPA LA COUNTY
Facility ID:		FA0027441				
CERS ID:		10282906				
<u>Active Facility Details</u>						
PE:		1002				
PE:		3002				
<u>Inactive Facility Details</u>						
PE:		7124				
44	12 of 12	SE	0.25 / 1,317.83	182.42 / -24	ARTS DISPOSAL SERVICE 127 VAN NORMAN RD MONTEBELLO CA 90640	CONTAINER RECY
Certification ID:		CP0700			Monday Hours:	
Certification Status:					Tuesday Hours:	
Registration ID:					Wednesday Hours:	
Application ID:					Thursday Hours:	
Operation Begin Date:		05/14/98			Friday Hours:	
Operation End Date:		07/08/04			Saturday Hours:	
Org or Agency:					Sunday Hours:	
Agency:					Aluminium:	YES
Grand Fathered:					Glass:	YES
Phone No:		(323) 724-3918			Plastic:	YES

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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County:
Rural:
Organization:
Mailing Address:
Mailing City:
Mailing State:
Mailing Zip:
Website:
Email:

LOS ANGELES

Bimetal:

45

1 of 1

SE

0.25 /
1,318.73

182.42 /
-24

127 S VAN NORMAN RD
MONTEBELLO CA 90640

HMS LA

Site No:
Area:

016114
3H

Detail Info

Permit No:
Permit Cat Desc:
Status Code:
Status Desc:
Permit Status Desc:
Permit Type:
Permit Type Desc:

000189648
Underground Storage Tank
CLOS
Permit Closed
Permit Closed
0
Underground Storage Tank Operating Permit

Permit Status Code:
Permit Category:
File No:
File Name:

CLOS
T
023676
ARTS DISPOSAL SERVICE

Detail Info

Permit No:
Permit Cat Desc:
Status Code:
Status Desc:
Permit Status Desc:
Permit Type:
Permit Type Desc:

000570212
Underground Storage Tank
REM
Equipment Removed
Equipment Removed
0
Underground Storage Tank Operating Permit

Permit Status Code:
Permit Category:
File No:
File Name:

REM
T
046230
ATHENS DISPOSAL SERVICES

Detail Info

Permit No:
Permit Cat Desc:
Status Code:
Status Desc:
Permit Status Desc:
Permit Type:
Permit Type Desc:

0000T3420
Underground Storage Tank
CLOS
Permit Closed
Permit Closed
0
Underground Storage Tank Operating Permit

Permit Status Code:
Permit Category:
File No:
File Name:

CLOS
T
021035
ALL SERVICE DISPOSAL INC

46

1 of 1

NE

0.25 /
1,337.47

213.25 /
7

Montebello Land & Water
Company
344 E. Madison, Montebello, CA
90640
Montebello CA

SWF
LA COUNTY

Site ID:
Site SWIS No:
Status:
Site Type:
Present Use:
Permitted Capacity:
Beginning Oper Dt:
Ending Oper Dt:
Alt Site Name:
Alt Address:

565
19-AA-0019
Active
Inert Debris Engineered Fill Operation
Open Space
15

Montebello City Dump
344 East Madison Avenue, Montebello, CA 90640

Disposal Area Acre:
Max Depth of Fill Ft:
Remaining Cap MIn:
Site Contact:
Site Contact Phone:
Site Email:
District:

20

(323) 722-8654
mario@mtblw.com
1

380

erisinfo.com | Environmental Risk Information Services

Order No: 21102102250

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Hours of Operation:		Mon to Fri, 8:30 AM - 4:30 PM				
Local Enforcement Agency:		County Public Health				
Site Mailing Address:						
Site Website:		http://www.mtblw.com				
Waste Accepted:		Inert;				

47	1 of 3	SE	0.26 / 1,365.98	180.20 / -26	ROSENS ELECTRICAL EQUIPMENT 8226 E WHITTIER BLVD PICO RIVERA CA 90660	CERCLIS
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Site ID:	0901282	RNPL Status Code:	N
Site EPA ID:	CAD028915635	NPL Status:	Not on the NPL
Site Street Address 2:		RFED Facility Code:	N
Site County Name:	LOS ANGELES	RFED Facility Desc:	Not a Federal Facility
Site FIPS Code:	06037	USGS Hydro Unit No.:	18070106
Region Code:	09	Site Cong. Dist. Code:	34
Site SMSA No.:	4480	ROT Desc:	Unknown
Site Prim. Latitude:	33D59M00S	FR NPL Update No.:	
Site Prim. Longitude:	118D05M54S	RFRA Code:	
Lat Long Source:			
RNON NPL Status Desc:	NFRAP-Site does not qualify for the NPL based on existing information		

CERCLIS Assess History

OU ID:	00	RALT Short Name:	EPA Fund
Act Code ID:	001	Act Start Date:	
RAT Code:	SI	Act Complete Date:	9/12/1990 00:00:00
RAT Short Name:	SI	AGT Order No.:	160
RAT Name:	SITE INSPECTION	SH OU:	
RAT Hist. Only Flag:		SH Code:	
RAT NSI Indicator:	B	SH Seq:	
RAT Level:	1	SH Start Date:	
RAT DEF OU:	00	SH Complete Date:	
RFBS Code:	P	SH Lead:	
SPA Code:	13		
RAT Def:	The process of collecting site data and samples to characterize the severity of the hazard for the hazard ranking score and/or enforcement support.		
Site Desc:			
Site Alias:			

CERCLIS Assess History

OU ID:	00	RALT Short Name:	
Act Code ID:		Act Start Date:	
RAT Code:		Act Complete Date:	
RAT Short Name:		AGT Order No.:	0
RAT Name:		SH OU:	
RAT Hist. Only Flag:		SH Code:	
RAT NSI Indicator:		SH Seq:	
RAT Level:		SH Start Date:	
RAT DEF OU:		SH Complete Date:	
RFBS Code:		SH Lead:	
SPA Code:			
RAT Def:			
Site Desc:	No description available		
Site Alias:	No alias data available		

CERCLIS Assess History

OU ID:	00	RALT Short Name:	EPA Fund
Act Code ID:	001	Act Start Date:	
RAT Code:	DS	Act Complete Date:	3/1/1986 00:00:00

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
RAT Short Name:	DISCVRY				AGT Order No.: 10	
RAT Name:	DISCOVERY				SH OU:	
RAT Hist. Only Flag:					SH Code:	
RAT NSI Indicator:	B				SH Seq:	
RAT Level:	1				SH Start Date:	
RAT DEF OU:	00				SH Complete Date:	
RFBS Code:					SH Lead:	
SPA Code:	13					
RAT Def:		The process by which a potential hazardous waste site is brought to the attention of the EPA. The process can occur through the use of several mechanisms such as a phone call or referral by another government agency.				
Site Desc:						
Site Alias:						

CERCLIS Assess History

OU ID:	00	RALT Short Name:	EPA Fund
Act Code ID:	002	Act Start Date:	4/1/1986 00:00:00
RAT Code:	SI	Act Complete Date:	9/1/1986 00:00:00
RAT Short Name:	SI	AGT Order No.:	160
RAT Name:	SITE INSPECTION	SH OU:	
RAT Hist. Only Flag:		SH Code:	
RAT NSI Indicator:	B	SH Seq:	
RAT Level:	1	SH Start Date:	
RAT DEF OU:	00	SH Complete Date:	
RFBS Code:	P	SH Lead:	
SPA Code:	13		
RAT Def:		The process of collecting site data and samples to characterize the severity of the hazard for the hazard ranking score and/or enforcement support.	
Site Desc:			
Site Alias:			

CERCLIS Assess History

OU ID:	00	RALT Short Name:	State (Fund)
Act Code ID:	001	Act Start Date:	3/1/1986 00:00:00
RAT Code:	PA	Act Complete Date:	4/1/1986 00:00:00
RAT Short Name:	PA	AGT Order No.:	130
RAT Name:	PRELIMINARY ASSESSMENT	SH OU:	
RAT Hist. Only Flag:		SH Code:	
RAT NSI Indicator:	B	SH Seq:	
RAT Level:	1	SH Start Date:	
RAT DEF OU:	00	SH Complete Date:	
RFBS Code:	P	SH Lead:	
SPA Code:	13		
RAT Def:		Collection of diverse existing information about the source and nature of the site hazard. It is EPA policy to complete the preliminary assessment within one year of site discovery.	
Site Desc:			
Site Alias:			

CERCLIS Assess History

OU ID:	00	RALT Short Name:	EPA In-House
Act Code ID:	001	Act Start Date:	
RAT Code:	VS	Act Complete Date:	9/12/1990 00:00:00
RAT Short Name:	ARCH SITE	AGT Order No.:	1500
RAT Name:	ARCHIVE SITE	SH OU:	
RAT Hist. Only Flag:		SH Code:	
RAT NSI Indicator:	B	SH Seq:	
RAT Level:	1	SH Start Date:	
RAT DEF OU:	00	SH Complete Date:	
RFBS Code:		SH Lead:	
SPA Code:	13		
RAT Def:		The decision is made that no further activity is planned at the site.	
Site Desc:			
Site Alias:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
47	2 of 3	SE	0.26 / 1,365.98	180.20 / -26	ROSENS ELECTRICAL EQUIPMENT 8226 E WHITTIER BLVD PICO RIVERA CA 90660	CERCLIS NFRAP

Site ID: 901282
Site EPA ID: CAD028915635
Site Parent ID:
Site County Name: LOS ANGELES
Parent Site Name:

Site FIPS Code: 6037
Region Code: 9
Site Cong. Dist. Code: 34
Federal Facility:

CERCLIS-NFRAP Assess History

OU ID: 0
Act Code ID: 1
RAT Code: DS
RAT Short Name: DISCVRY
RAT Name: DISCOVERY
RAT Hist. Only Flag:
RAT NSI Indicator: B
RAT Level: 1
RAT DEF OU: 00
RFBS Code:
SPA Code: 13
RALT Short Name: EPA Fund
RAT Def:

Act Start Date:
Act Complete Date: 3/1/1986
AGT Order No.: 10
SH OU:
SH Code:
SH Seq:
SH Start Date:
SH Complete Date:
SH Lead:
SH Qual:
RAQ Act. Qual Short:
RNPL Status Code: N

RNON NPL Status Desc: The process by which a potential hazardous waste site is brought to the attention of the EPA. The process can occur through the use of several mechanisms such as a phone call or referral by another government agency. NFRAP-Site does not qualify for the NPL based on existing information

CERCLIS-NFRAP Assess History

OU ID: 0
Act Code ID: 1
RAT Code: SI
RAT Short Name: SI
RAT Name: SITE INSPECTION
RAT Hist. Only Flag:
RAT NSI Indicator: B
RAT Level: 1
RAT DEF OU: 00
RFBS Code: P
SPA Code: 13
RALT Short Name: EPA Fund
RAT Def:

Act Start Date:
Act Complete Date: 9/12/1990
AGT Order No.: 160
SH OU:
SH Code:
SH Seq:
SH Start Date:
SH Complete Date:
SH Lead:
SH Qual:
RAQ Act. Qual Short: NFRAP
RNPL Status Code: N

RNON NPL Status Desc: The process of collecting site data and samples to characterize the severity of the hazard for the hazard ranking score and/or enforcement support. NFRAP-Site does not qualify for the NPL based on existing information

CERCLIS-NFRAP Assess History

OU ID: 0
Act Code ID: 1
RAT Code: VS
RAT Short Name: ARCH SITE
RAT Name: ARCHIVE SITE
RAT Hist. Only Flag:
RAT NSI Indicator: B
RAT Level: 1
RAT DEF OU: 00
RFBS Code:
SPA Code: 13
RALT Short Name: EPA In-House
RAT Def:

Act Start Date:
Act Complete Date: 9/12/1990
AGT Order No.: 1500
SH OU:
SH Code:
SH Seq:
SH Start Date:
SH Complete Date:
SH Lead:
SH Qual:
RAQ Act. Qual Short:
RNPL Status Code: N

RNON NPL Status Desc: The decision is made that no further activity is planned at the site. NFRAP-Site does not qualify for the NPL based on existing information

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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CERCLIS-NFRAP Assess History

OU ID:	0	Act Start Date:	4/1/1986
Act Code ID:	2	Act Complete Date:	9/1/1986
RAT Code:	SI	AGT Order No.:	160
RAT Short Name:	SI	SH OU:	
RAT Name:	SITE INSPECTION	SH Code:	
RAT Hist. Only Flag:		SH Seq:	
RAT NSI Indicator:	B	SH Start Date:	
RAT Level:	1	SH Complete Date:	
RAT DEF OU:	00	SH Lead:	
RFBS Code:	P	SH Qual:	
SPA Code:	13	RAQ Act. Qual Short:	Higher priority
RALT Short Name:	EPA Fund	RNPL Status Code:	N
RAT Def:	The process of collecting site data and samples to characterize the severity of the hazard for the hazard ranking score and/or enforcement support.		
RNON NPL Status Desc:	NFRAP-Site does not qualify for the NPL based on existing information		

CERCLIS-NFRAP Assess History

OU ID:	0	Act Start Date:	3/1/1986
Act Code ID:	1	Act Complete Date:	4/1/1986
RAT Code:	PA	AGT Order No.:	130
RAT Short Name:	PA	SH OU:	
RAT Name:	PRELIMINARY ASSESSMENT	SH Code:	
RAT Hist. Only Flag:		SH Seq:	
RAT NSI Indicator:	B	SH Start Date:	
RAT Level:	1	SH Complete Date:	
RAT DEF OU:	00	SH Lead:	
RFBS Code:	P	SH Qual:	
SPA Code:	13	RAQ Act. Qual Short:	Higher priority
RALT Short Name:	State (Fund)	RNPL Status Code:	N
RAT Def:	Collection of diverse existing information about the source and nature of the site hazard. It is EPA policy to complete the preliminary assessment within one year of site discovery.		
RNON NPL Status Desc:	NFRAP-Site does not qualify for the NPL based on existing information		

[47](#)

3 of 3

SE

0.26 /
1,365.98

180.20 /
-26

ROSENS ELECTRICAL
EQUIPMENT
8226 E WHITTIER BLVD
PICO RIVERA CA 90660

SEMS
ARCHIVE

Site ID:	0901282	FIPS Code:	06037
EPA ID:	CAD028915635	Cong District:	34
Superfund Alt Agmt:	No	Region:	09
Federal Facility:	No	County:	LOS ANGELES
FF Docket:	No		
NPL:	Not on the NPL		
Non NPL Status:	NFRAP-Site does not qualify for the NPL based on existing information		

Action Information

Operable Units:	00	Start Actual:	
Action Code:	VS	Finish Actual:	09/12/1990
Action Name:	ARCH SITE	Qual:	
SEQ:	1	Curr Action Lead:	EPA Perf In-Hse
Operable Units:	00	Start Actual:	04/01/1986
Action Code:	SI	Finish Actual:	09/01/1986
Action Name:	SI	Qual:	H
SEQ:	2	Curr Action Lead:	EPA Perf
Operable Units:	00	Start Actual:	03/01/1986
Action Code:	DS	Finish Actual:	03/01/1986
Action Name:	DISCVRY	Qual:	
SEQ:	1	Curr Action Lead:	EPA Perf

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Operable Units:	00				Start Actual:	
Action Code:	SI				Finish Actual:	09/12/1990
Action Name:	SI				Qual:	N
SEQ:	1				Curr Action Lead:	EPA Perf
Operable Units:	00				Start Actual:	03/01/1986
Action Code:	PA				Finish Actual:	04/01/1986
Action Name:	PA				Qual:	H
SEQ:	1				Curr Action Lead:	St Perf
48	1 of 1	SE	0.26 / 1,391.26	180.45 / -26	ROSEN'S ELECTRICAL EQUIPMENT 8226 E. WHITTIER BLVD. PICO RIVERA CA 90660	HIST CORTESE
Envirostor ID:	19360068					
Status (Historical):	ACTIVE					
Site Type:	STATE RESPONSE					
Site Code:						
49	1 of 1	NE	0.26 / 1,394.25	194.48 / -12	CA	PFAS GW
Well ID:	1910091-008					
Latitude:	34.011822					
Longitude:	-118.095337					
Data Source(s):	Perfluorooctanoic Acid; 4,8-Dioxa-3H-perfluorononanoic acid; Perfluorobutanesulfonic acid; Perfluorododecanoic acid; Perfluorohexanoic acid; Perfluoroheptanoic acid; Perfluorohexanesulfonic acid; Perfluorononanoic acid; Perfluorooctadecanoic acid; Perfluorotetradecanoic acid; Perfluorotridecanoic acid; Perfluoroundecanoic acid					
<u>Perfluorooctanoic Acid</u>						
Chemical:	PFOA			RL:	UNK	
Results:	17			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorooctanoic Acid</u>						
Chemical:	PFOA			RL:	UNK	
Results:	14			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorooctanoic Acid</u>						
Chemical:	PFOA			RL:	UNK	
Results:	13			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorooctanoic Acid</u>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Chemical:	PFOA			RL:	UNK	
Results:	13			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorooctanoic Acid</u>						
Chemical:	PFOA			RL:	UNK	
Results:	17			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Results:	8.7				Top of Screen (ft):	0
Date :	05/28/2019				Screen Length (ft):	76
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-008
Well Type:	MUNICIPAL				Other Names:	WELL 12
Well Depth (ft):						
 <u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA				RL:	UNK
Results:	9.6				Top of Screen (ft):	0
Date :	02/18/2020				Screen Length (ft):	76
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-008
Well Type:	MUNICIPAL				Other Names:	WELL 12
Well Depth (ft):						
 <u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA				RL:	UNK
Results:	11				Top of Screen (ft):	0
Date :	07/01/2019				Screen Length (ft):	76
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-008
Well Type:	MUNICIPAL				Other Names:	WELL 12
Well Depth (ft):						
 <u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA				RL:	UNK
Results:	13				Top of Screen (ft):	0
Date :	08/22/2019				Screen Length (ft):	76
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-008
Well Type:	MUNICIPAL				Other Names:	WELL 12
Well Depth (ft):						
 <u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA				RL:	UNK
Results:	9.2				Top of Screen (ft):	0
Date :	05/28/2019				Screen Length (ft):	76
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-008
Well Type:	MUNICIPAL				Other Names:	WELL 12
Well Depth (ft):						
 <u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA				RL:	UNK
Results:	9.7				Top of Screen (ft):	0
Date :	11/19/2019				Screen Length (ft):	76
Units:	NG/L				Source:	DHS
Qualifer:					Source Name:	1910091-008
Well Type:	MUNICIPAL				Other Names:	WELL 12
Well Depth (ft):						
 <u>Perfluorododecanoic acid</u>						
Chemical:	PFDOA				RL:	UNK
Results:	1.7				Top of Screen (ft):	0
Date :	02/18/2020				Screen Length (ft):	76

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorododecanoic acid</u>						
Chemical:	PFDOA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorododecanoic acid</u>						
Chemical:	PFDOA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorododecanoic acid</u>						
Chemical:	PFDOA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorododecanoic acid</u>						
Chemical:	PFDOA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorohexanoic acid</u>						
Chemical:	PFHA			RL:	UNK	
Results:	2.3			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorohexanoic acid</u>						
Chemical:	PFHA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Well Type:	MUNICIPAL				Other Names:	WELL 12
Well Depth (ft):						
<u>Perfluorohexanoic acid</u>						
Chemical:	PFHA			RL:		UNK
Results:	3.6			Top of Screen (ft):		0
Date :	08/22/2019			Screen Length (ft):		76
Units:	NG/L			Source:		DHS
Qualifer:				Source Name:		1910091-008
Well Type:	MUNICIPAL			Other Names:		WELL 12
Well Depth (ft):						
<u>Perfluorohexanoic acid</u>						
Chemical:	PFHA			RL:		UNK
Results:	2.5			Top of Screen (ft):		0
Date :	11/19/2019			Screen Length (ft):		76
Units:	NG/L			Source:		DHS
Qualifer:				Source Name:		1910091-008
Well Type:	MUNICIPAL			Other Names:		WELL 12
Well Depth (ft):						
<u>Perfluorohexanoic acid</u>						
Chemical:	PFHA			RL:		UNK
Results:	8.7			Top of Screen (ft):		0
Date :	07/01/2019			Screen Length (ft):		76
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-008
Well Type:	MUNICIPAL			Other Names:		WELL 12
Well Depth (ft):						
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:		UNK
Results:	2.5			Top of Screen (ft):		0
Date :	02/18/2020			Screen Length (ft):		76
Units:	NG/L			Source:		DHS
Qualifer:				Source Name:		1910091-008
Well Type:	MUNICIPAL			Other Names:		WELL 12
Well Depth (ft):						
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:		UNK
Results:	2.6			Top of Screen (ft):		0
Date :	08/22/2019			Screen Length (ft):		76
Units:	NG/L			Source:		DHS
Qualifer:				Source Name:		1910091-008
Well Type:	MUNICIPAL			Other Names:		WELL 12
Well Depth (ft):						
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:		UNK
Results:	8.7			Top of Screen (ft):		0
Date :	07/01/2019			Screen Length (ft):		76
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-008
Well Type:	MUNICIPAL			Other Names:		WELL 12
Well Depth (ft):						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:	UNK	
Results:	1.8			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorohexanesulfonic acid</u>						
Chemical:	PFHXSA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorohexanesulfonic acid</u>						
Chemical:	PFHXSA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorohexanesulfonic acid</u>						
Chemical:	PFHXSA			RL:	UNK	
Results:	9.5			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorohexanesulfonic acid</u>						
Chemical:	PFHXSA			RL:	UNK	
Results:	6.8			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>Perfluorohexanesulfonic acid</u>						
Chemical:	PFHXS			RL:	UNK	
Results:	6.2			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA			RL:	UNK	
Results:	3.2			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA			RL:	UNK	
Results:	3.4			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA			RL:	UNK	
Results:	4.6			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorononanoic acid</u>						
Chemical:	PFNA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	2.6			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	3.2			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	3			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
<u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date :	08/22/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
 <u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
 <u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
 <u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
 <u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
 <u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-008	
Well Type:	MUNICIPAL			Other Names:	WELL 12	
Well Depth (ft):						
 <u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	76	
Units:	NG/L			Source:	DHS	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Qualifer:	<				Source Name:	1910091-008
Well Type:	MUNICIPAL				Other Names:	WELL 12
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:		UNK
Results:	8.7			Top of Screen (ft):		0
Date :	07/01/2019			Screen Length (ft):		76
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-008
Well Type:	MUNICIPAL			Other Names:		WELL 12
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	02/18/2020			Screen Length (ft):		76
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-008
Well Type:	MUNICIPAL			Other Names:		WELL 12
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	08/22/2019			Screen Length (ft):		76
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-008
Well Type:	MUNICIPAL			Other Names:		WELL 12
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	8.7			Top of Screen (ft):		0
Date :	07/01/2019			Screen Length (ft):		76
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-008
Well Type:	MUNICIPAL			Other Names:		WELL 12
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	02/18/2020			Screen Length (ft):		76
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-008
Well Type:	MUNICIPAL			Other Names:		WELL 12
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	11/19/2019			Screen Length (ft):		76
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-008
Well Type:	MUNICIPAL			Other Names:		WELL 12
Well Depth (ft):						

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

Perfluoroundecanoic acid

Chemical:	PFUNDCA	RL:	UNK
Results:	8.7	Top of Screen (ft):	0
Date :	05/28/2019	Screen Length (ft):	76
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-008
Well Type:	MUNICIPAL	Other Names:	WELL 12
Well Depth (ft):			

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1 of 1

SW

0.27 /
1,419.02

195.03 /
-11

CA

PFAS GW

Well ID: 1910091-007
Latitude: 34.005421
Longitude: -118.101822
Data Source(s): Perfluorooctanoic Acid; 4,8-Dioxo-3H-perfluorononanoic acid; Perfluorobutanesulfonic acid; Perfluorododecanoic acid; Perfluorohexanoic acid; Perfluoroheptanoic acid; Perfluorohexanesulfonic acid; Perfluorononanoic acid; Perfluorooctadecanoic acid; Perfluorotetradecanoic acid; Perfluorotridecanoic acid; Perfluoroundecanoic acid

Perfluorooctanoic Acid

Chemical:	PFOA	RL:	UNK
Results:	11	Top of Screen (ft):	0
Date :	08/22/2019	Screen Length (ft):	120
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-007
Well Type:	MUNICIPAL	Other Names:	WELL 11A
Well Depth (ft):			

Perfluorooctanoic Acid

Chemical:	PFOA	RL:	UNK
Results:	11	Top of Screen (ft):	0
Date :	11/19/2019	Screen Length (ft):	120
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-007
Well Type:	MUNICIPAL	Other Names:	WELL 11A
Well Depth (ft):			

Perfluorooctanoic Acid

Chemical:	PFOA	RL:	UNK
Results:	13	Top of Screen (ft):	0
Date :	02/18/2020	Screen Length (ft):	120
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-007
Well Type:	MUNICIPAL	Other Names:	WELL 11A
Well Depth (ft):			

Perfluorooctanoic Acid

Chemical:	PFOA	RL:	UNK
Results:	14	Top of Screen (ft):	0
Date :	07/01/2019	Screen Length (ft):	120
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-007
Well Type:	MUNICIPAL	Other Names:	WELL 11A
Well Depth (ft):			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>Perfluorooctanoic Acid</u>						
Chemical:	PFOA			RL:	UNK	
Results:	11			Top of Screen (ft):	0	
Date :	01/15/2020			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>Perfluorooctanoic Acid</u>						
Chemical:	PFOA			RL:	UNK	
Results:	10			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	1.8			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	01/15/2020			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	8.6			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>4,8-Dioxa-3H-perfluorononanoic acid</u>						
Chemical:	ADONA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:	UNK	
Results:	8.6			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:	UNK	
Results:	8.8			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:	UNK	
Results:	7.9			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						
Chemical:	PFBSA			RL:	UNK	
Results:	8.2			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>Perfluorobutanesulfonic acid</u>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>Chemical:</u>						
Results:	PFBSA			RL:	UNK	
Date :	8.7			Top of Screen (ft):	0	
Units:	05/28/2019			Screen Length (ft):	120	
Qualifer:	NG/L			Source:	DHS	
Well Type:	<			Source Name:	1910091-007	
Well Depth (ft):	MUNICIPAL			Other Names:	WELL 11A	
<u>Perfluorobutanesulfonic acid</u>						
<u>Chemical:</u>						
Results:	PFBSA			RL:	UNK	
Date :	6.6			Top of Screen (ft):	0	
Units:	01/15/2020			Screen Length (ft):	120	
Qualifer:	NG/L			Source:	DHS	
Well Type:	<			Source Name:	1910091-007	
Well Depth (ft):	MUNICIPAL			Other Names:	WELL 11A	
<u>Perfluorododecanoic acid</u>						
<u>Chemical:</u>						
Results:	PFDOA			RL:	UNK	
Date :	1.7			Top of Screen (ft):	0	
Units:	02/18/2020			Screen Length (ft):	120	
Qualifer:	NG/L			Source:	DHS	
Well Type:	<			Source Name:	1910091-007	
Well Depth (ft):	MUNICIPAL			Other Names:	WELL 11A	
<u>Perfluorododecanoic acid</u>						
<u>Chemical:</u>						
Results:	PFDOA			RL:	UNK	
Date :	8.6			Top of Screen (ft):	0	
Units:	07/01/2019			Screen Length (ft):	120	
Qualifer:	NG/L			Source:	DHS	
Well Type:	<			Source Name:	1910091-007	
Well Depth (ft):	MUNICIPAL			Other Names:	WELL 11A	
<u>Perfluorododecanoic acid</u>						
<u>Chemical:</u>						
Results:	PFDOA			RL:	UNK	
Date :	8.7			Top of Screen (ft):	0	
Units:	05/28/2019			Screen Length (ft):	120	
Qualifer:	NG/L			Source:	DHS	
Well Type:	<			Source Name:	1910091-007	
Well Depth (ft):	MUNICIPAL			Other Names:	WELL 11A	
<u>Perfluorododecanoic acid</u>						
<u>Chemical:</u>						
Results:	PFDOA			RL:	UNK	
Date :	1.7			Top of Screen (ft):	0	
Units:	01/15/2020			Screen Length (ft):	120	
Qualifer:	NG/L			Source:	DHS	
Well Type:	<			Source Name:	1910091-007	
Well Depth (ft):	MUNICIPAL			Other Names:	WELL 11A	
<u>Perfluorododecanoic acid</u>						
<u>Chemical:</u>						
Results:	PFDOA			RL:	UNK	
Date :	1.7			Top of Screen (ft):	0	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date :	11/19/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
 <u>Perfluorododecanoic acid</u>						
Chemical:	PFDOA			RL:	UNK	
Results:	1.8			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
 <u>Perfluorohexanoic acid</u>						
Chemical:	PFHA			RL:	UNK	
Results:	3.1			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
 <u>Perfluorohexanoic acid</u>						
Chemical:	PFHA			RL:	UNK	
Results:	3.1			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
 <u>Perfluorohexanoic acid</u>						
Chemical:	PFHA			RL:	UNK	
Results:	2.7			Top of Screen (ft):	0	
Date :	01/15/2020			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
 <u>Perfluorohexanoic acid</u>						
Chemical:	PFHA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
 <u>Perfluorohexanoic acid</u>						
Chemical:	PFHA			RL:	UNK	
Results:	8.6			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Qualifer:	<				Source Name:	1910091-007
Well Type:	MUNICIPAL				Other Names:	WELL 11A
Well Depth (ft):						
<u>Perfluorohexanoic acid</u>						
Chemical:	PFHA			RL:		UNK
Results:	3.2			Top of Screen (ft):		0
Date :	11/19/2019			Screen Length (ft):		120
Units:	NG/L			Source:		DHS
Qualifer:				Source Name:		1910091-007
Well Type:	MUNICIPAL			Other Names:		WELL 11A
Well Depth (ft):						
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:		UNK
Results:	8.7			Top of Screen (ft):		0
Date :	05/28/2019			Screen Length (ft):		120
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-007
Well Type:	MUNICIPAL			Other Names:		WELL 11A
Well Depth (ft):						
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:		UNK
Results:	2.2			Top of Screen (ft):		0
Date :	02/18/2020			Screen Length (ft):		120
Units:	NG/L			Source:		DHS
Qualifer:				Source Name:		1910091-007
Well Type:	MUNICIPAL			Other Names:		WELL 11A
Well Depth (ft):						
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:		UNK
Results:	1.9			Top of Screen (ft):		0
Date :	11/19/2019			Screen Length (ft):		120
Units:	NG/L			Source:		DHS
Qualifer:				Source Name:		1910091-007
Well Type:	MUNICIPAL			Other Names:		WELL 11A
Well Depth (ft):						
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:		UNK
Results:	1.8			Top of Screen (ft):		0
Date :	08/22/2019			Screen Length (ft):		120
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-007
Well Type:	MUNICIPAL			Other Names:		WELL 11A
Well Depth (ft):						
<u>Perfluoroheptanoic acid</u>						
Chemical:	PFHPA			RL:		UNK
Results:	8.6			Top of Screen (ft):		0
Date :	07/01/2019			Screen Length (ft):		120
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-007
Well Type:	MUNICIPAL			Other Names:		WELL 11A

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

Perfluoroheptanoic acid

Chemical:	PFHPA	RL:	UNK
Results:	2.1	Top of Screen (ft):	0
Date :	01/15/2020	Screen Length (ft):	120
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-007
Well Type:	MUNICIPAL	Other Names:	WELL 11A
Well Depth (ft):			

Perfluorohexanesulfonic acid

Chemical:	PFHXSA	RL:	UNK
Results:	6.3	Top of Screen (ft):	0
Date :	01/15/2020	Screen Length (ft):	120
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-007
Well Type:	MUNICIPAL	Other Names:	WELL 11A
Well Depth (ft):			

Perfluorohexanesulfonic acid

Chemical:	PFHXSA	RL:	UNK
Results:	8.7	Top of Screen (ft):	0
Date :	05/28/2019	Screen Length (ft):	120
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-007
Well Type:	MUNICIPAL	Other Names:	WELL 11A
Well Depth (ft):			

Perfluorohexanesulfonic acid

Chemical:	PFHXSA	RL:	UNK
Results:	12	Top of Screen (ft):	0
Date :	11/19/2019	Screen Length (ft):	120
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-007
Well Type:	MUNICIPAL	Other Names:	WELL 11A
Well Depth (ft):			

Perfluorohexanesulfonic acid

Chemical:	PFHXSA	RL:	UNK
Results:	7.7	Top of Screen (ft):	0
Date :	02/18/2020	Screen Length (ft):	120
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-007
Well Type:	MUNICIPAL	Other Names:	WELL 11A
Well Depth (ft):			

Perfluorohexanesulfonic acid

Chemical:	PFHXSA	RL:	UNK
Results:	8.6	Top of Screen (ft):	0
Date :	07/01/2019	Screen Length (ft):	120
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-007
Well Type:	MUNICIPAL	Other Names:	WELL 11A
Well Depth (ft):			

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

Chemical:	PFHXA	RL:	UNK
Results:	7.9	Top of Screen (ft):	0
Date :	08/22/2019	Screen Length (ft):	120
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-007
Well Type:	MUNICIPAL	Other Names:	WELL 11A
Well Depth (ft):			

Perfluorononanoic acid

Chemical:	PFNA	RL:	UNK
Results:	2.6	Top of Screen (ft):	0
Date :	01/15/2020	Screen Length (ft):	120
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-007
Well Type:	MUNICIPAL	Other Names:	WELL 11A
Well Depth (ft):			

Perfluorononanoic acid

Chemical:	PFNA	RL:	UNK
Results:	8.6	Top of Screen (ft):	0
Date :	07/01/2019	Screen Length (ft):	120
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-007
Well Type:	MUNICIPAL	Other Names:	WELL 11A
Well Depth (ft):			

Perfluorononanoic acid

Chemical:	PFNA	RL:	UNK
Results:	2.7	Top of Screen (ft):	0
Date :	11/19/2019	Screen Length (ft):	120
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-007
Well Type:	MUNICIPAL	Other Names:	WELL 11A
Well Depth (ft):			

Perfluorononanoic acid

Chemical:	PFNA	RL:	UNK
Results:	3	Top of Screen (ft):	0
Date :	02/18/2020	Screen Length (ft):	120
Units:	NG/L	Source:	DHS
Qualifer:		Source Name:	1910091-007
Well Type:	MUNICIPAL	Other Names:	WELL 11A
Well Depth (ft):			

Perfluorononanoic acid

Chemical:	PFNA	RL:	UNK
Results:	8.7	Top of Screen (ft):	0
Date :	05/28/2019	Screen Length (ft):	120
Units:	NG/L	Source:	DHS
Qualifer:	<	Source Name:	1910091-007
Well Type:	MUNICIPAL	Other Names:	WELL 11A
Well Depth (ft):			

Perfluorononanoic acid

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Chemical:	PFNA			RL:	UNK	
Results:	3.3			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:				Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
 <u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	1.8			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
 <u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
 <u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	8.6			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
 <u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
 <u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	01/15/2020			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
 <u>Perfluorooctadecanoic acid</u>						
Chemical:	PFNDCA			RL:	UNK	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Results:	1.7				Top of Screen (ft):	0
Date :	11/19/2019				Screen Length (ft):	120
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-007
Well Type:	MUNICIPAL				Other Names:	WELL 11A
Well Depth (ft):						
 <u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA				RL:	UNK
Results:	1.7				Top of Screen (ft):	0
Date :	02/18/2020				Screen Length (ft):	120
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-007
Well Type:	MUNICIPAL				Other Names:	WELL 11A
Well Depth (ft):						
 <u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA				RL:	UNK
Results:	1.7				Top of Screen (ft):	0
Date :	11/19/2019				Screen Length (ft):	120
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-007
Well Type:	MUNICIPAL				Other Names:	WELL 11A
Well Depth (ft):						
 <u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA				RL:	UNK
Results:	1.7				Top of Screen (ft):	0
Date :	01/15/2020				Screen Length (ft):	120
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-007
Well Type:	MUNICIPAL				Other Names:	WELL 11A
Well Depth (ft):						
 <u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA				RL:	UNK
Results:	1.8				Top of Screen (ft):	0
Date :	08/22/2019				Screen Length (ft):	120
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-007
Well Type:	MUNICIPAL				Other Names:	WELL 11A
Well Depth (ft):						
 <u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA				RL:	UNK
Results:	8.6				Top of Screen (ft):	0
Date :	07/01/2019				Screen Length (ft):	120
Units:	NG/L				Source:	DHS
Qualifer:	<				Source Name:	1910091-007
Well Type:	MUNICIPAL				Other Names:	WELL 11A
Well Depth (ft):						
 <u>Perfluorotetradecanoic acid</u>						
Chemical:	PFTEDA				RL:	UNK
Results:	8.7				Top of Screen (ft):	0
Date :	05/28/2019				Screen Length (ft):	120

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	02/18/2020			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:	UNK	
Results:	1.8			Top of Screen (ft):	0	
Date :	08/22/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:	UNK	
Results:	8.6			Top of Screen (ft):	0	
Date :	07/01/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	11/19/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:	UNK	
Results:	8.7			Top of Screen (ft):	0	
Date :	05/28/2019			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	
Well Type:	MUNICIPAL			Other Names:	WELL 11A	
Well Depth (ft):						
<u>Perfluorotridecanoic acid</u>						
Chemical:	PFTRIDA			RL:	UNK	
Results:	1.7			Top of Screen (ft):	0	
Date :	01/15/2020			Screen Length (ft):	120	
Units:	NG/L			Source:	DHS	
Qualifer:	<			Source Name:	1910091-007	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Well Type:	MUNICIPAL				Other Names:	WELL 11A
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	8.7			Top of Screen (ft):		0
Date :	05/28/2019			Screen Length (ft):		120
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-007
Well Type:	MUNICIPAL			Other Names:		WELL 11A
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	1.8			Top of Screen (ft):		0
Date :	08/22/2019			Screen Length (ft):		120
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-007
Well Type:	MUNICIPAL			Other Names:		WELL 11A
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	01/15/2020			Screen Length (ft):		120
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-007
Well Type:	MUNICIPAL			Other Names:		WELL 11A
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	11/19/2019			Screen Length (ft):		120
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-007
Well Type:	MUNICIPAL			Other Names:		WELL 11A
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	1.7			Top of Screen (ft):		0
Date :	02/18/2020			Screen Length (ft):		120
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-007
Well Type:	MUNICIPAL			Other Names:		WELL 11A
Well Depth (ft):						
<u>Perfluoroundecanoic acid</u>						
Chemical:	PFUNDCA			RL:		UNK
Results:	8.6			Top of Screen (ft):		0
Date :	07/01/2019			Screen Length (ft):		120
Units:	NG/L			Source:		DHS
Qualifer:	<			Source Name:		1910091-007
Well Type:	MUNICIPAL			Other Names:		WELL 11A
Well Depth (ft):						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
51	1 of 1	NE	0.29 / 1,515.24	217.20 / 11	MONTEBELLO LAND AND WATER CO. 283 MAIDEN LN MONTEBELLO CA 90640	C&D DEBRIS RECY
County:		LOS ANGELES				
Activity Type:		INERTS/C&D DISPOSAL				
Phone No:						

52	1 of 1	SSE	0.29 / 1,529.57	181.79 / -24	LA CO DPW FMD RIO HONDO SPREADING GROUND 600 E RIVERVIEW RD MONTEBELLO CA 90640	LUST
Global ID:		T10000002832			County:	LOS ANGELES
Status:		COMPLETED - CASE CLOSED			Latitude:	34.0046997
Status Date:		8/15/2012			Longitude:	-118.0974082
Case Type:		LUST CLEANUP SITE				
Date Source:		LUST Cleanup Sites & Military UST Site from GeoTracker Project Search Results Export; LUST Cleanup Sites & Military UST Site from GeoTracker Cleanup Sites Data Download				

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:		Potential COC:
Local Case No:	015719-017073	How Discovered:
Begin Date:	3/10/2005	Stop Method:
Lead Agency:	LOS ANGELES COUNTY	Stop Description:
Local Agency:	LOS ANGELES COUNTY	Case Worker:
CUF Case:	YES	File Location:
Potential Media of Concern:		JOA
How Discovered Description:		
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)	
DWR GW Subbasin Name:	Coastal Plain Of Los Angeles - Central (4-011.04)	
Disadvantaged Community:		
Calenviroscreen Score:	91-95%	
Site History:		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity

Action Type:	Other
Date :	3/10/2005
Action:	Leak Reported
Action Type:	Other
Date :	3/10/2005
Action:	Leak Stopped
Action Type:	Other
Date :	3/10/2005
Action:	Leak Discovery

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type:	Local Agency Caseworker	Address:	900 S FREMONT AVE
Contact Name:	JOHN AWUJO	Email:	jawujo@dpw.lacounty.gov
City:	ALHAMBRA	Phone No:	6264583507
Organization Name:	LOS ANGELES COUNTY		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Status:		Completed - Case Closed				
Status Date:		8/15/2012				
Status:		Open - Assessment & Interim Remedial Action				
Status Date:		2/14/2011				
Status:		Open - Case Begin Date				
Status Date:		3/10/2005				

LUST Sites from GeoTracker Search - Regulatory Profile

Site Facility Name:	LA CO DPW FMD RIO HONDO SPREADING GROUND	Potential COC:	NONE SPECIFIED
Site Facility Type:	LUST CLEANUP SITE	Facility Type:	
Cleanup Status:	COMPLETED - CASE CLOSED	Composting Method:	
Project Status:		Address:	600 E RIVERVIEW RD
WDR Place Type:		City:	MONTEBELLO
WDR File:		Zip:	90640
WDR Order:		County:	LOS ANGELES
CUF Priority Assig:	D	CUF Claim:	20267
CUF Amount Paid:			
File Location:			
Designated Beneficial Use:	MUN, AGR, IND, PROC		
Project Oversight Agencies:			
Report Link:	https://geotracker.waterboards.ca.gov/profile_report?global_id=T10000002832		
Cleanup Status Detail:	COMPLETED - CASE CLOSED AS OF 8/15/2012		
Cleanup History Link:	https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T10000002832&tabname=regulatoryhistory		
Potential Media of Concern:	NONE SPECIFIED		
User Defined Beneficial Use:			
DWR GW Sub Basin:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
Post Closure Site Management:			
Future Land Use:			
Cleanup Oversight Agencies:	LOS ANGELES COUNTY (LEAD) - CASE #: 015719-017073 CASEWORKER: JOHN AWUJO LOS ANGELES RWQCB (REGION 4)		
Gndwater Monitoring Freque:			
Designated Beneficial Use Desc:	Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply		
Site History:			

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History

Status:	Completed - Case Closed
Date :	8/15/2012
Status:	Open - Assessment & Interim Remedial Action
Date :	2/14/2011
Status:	Open - Case Begin Date
Date :	3/10/2005

LUST Sites from GeoTracker Search - Regulatory Activities (as of May 29, 2021)

Action Type:	Leak Action
Action Date:	3/10/2005
Received Issue Date:	
Action:	Leak Discovery
Doc Link:	
Title Description Comments:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Action Type: Leak Action
Action Date: 3/10/2005
Received Issue Date:
Action: Leak Stopped
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 3/10/2005
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

LUST Sites from GeoTracker Search - Documents (as of May 29, 2021)

Document Type:	Site Documents	Size :	17 KB
Document Date:	8/15/2012*	Submitted By:	GERALD GOODMAN (RP)
Type:	REQUEST FOR CLOSURE	Submitted:	
Title:	CLOSURE CERTIFICATION		
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7816001653/T10000002832.PDF		

Document Type:	Site Documents	Size :	4,844 KB
Document Date:	6/28/2012*	Submitted By:	GERALD GOODMAN (RP)
Type:	SITE ASSESSMENT REPORT	Submitted:	
Title:	LACDPW ENVIRONMENTAL SITE ASSESSMENT		
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3666502535/T10000002832.PDF		

Document Type:	Site Documents	Size :	8,045 KB
Document Date:	7/28/2011*	Submitted By:	GERALD GOODMAN (RP)
Type:	SITE INVESTIGATION WORKPLAN	Submitted:	
Title:	LACDPW WORK PLAN FOR ENVIRONMENTAL SITE ASSESSMENT		
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9904914617/T10000002832.PDF		

Document Type:	Site Documents	Size :	2,401 KB
Document Date:	4/4/2005*	Submitted By:	GERALD GOODMAN (RP)
Type:	TANK REMOVAL REPORT / UST SAMPLING REPORT	Submitted:	
Title:	GEO-CAL, INC. REPORT ON UST REMOVAL		
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7343924820/T10000002832.PDF		

Document Type:	Site Documents	Size :	1,706 KB
Document Date:	4/1/1994*	Submitted By:	GERALD GOODMAN (RP)
Type:	CLOSURE REPORT	Submitted:	
Title:	A.E. SCHMIDT ENVIRONMENTAL UST CLOSURE REPORT		
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7986289739/T10000002832.PDF		

53	1 of 1	SSE	0.32 / 1,680.56	181.09 / -25	THISTLE ROLLER CO INC 209 S VAN NORMAN RD MONTEBELLO CA 90640	RCRA TSD
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EPA Handler ID: CAL000443942
Gen Status Universe: No Report
Contact Name: LUIS LOPEZ
Contact Address: 209 S VAN NORMAN RD , , MONTEBELLO , CA, 90640 ,
Contact Phone No and Ext: 562-948-3705
Contact Email: TRC@THISTLEROLLER.COM
Contact Country:
Land Type:
County Name: LOS ANGELES
EPA Region: 09
Receive Date: 20190227
Location Latitude: 34.004556
Location Longitude: -118.096817

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

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Smelting, Melting and Refining: No
Underground Injection Control: 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: 20190227
Handler Name: THISTLE ROLLER CO INC
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	209 S VAN NORMAN RD
Name:	THISTLE ROLLER CO INC	Street 2:	
Date Became Current:		City:	MONTEBELLO
Date Ended Current:		State:	CA
Phone:	562-948-3705	Country:	
Source Type:	Implementer	Zip Code:	90640

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	209 S VAN NORMAN RD
Name:	LUIS LOPEZ	Street 2:	
Date Became Current:		City:	MONTEBELLO
Date Ended Current:		State:	CA
Phone:	562-948-3705	Country:	
Source Type:	Implementer	Zip Code:	90640

[54](#)

1 of 1

W

0.32 /
1,684.51

202.08 /
-4

SAVING EARTH RECYCLING
117 N 5TH ST
MONTEBELLO CA 90640

RECYCLING

Cert ID:	RC14329	Wednesday:	
Operation:	06/20/09	Thursday H:	
Rural:	N	Friday Hou:	
Organization:		Saturday H:	
Aluminium:		Sunday Hou:	
Glass:		Mailing Ad:	
Plastic:		Mailing Ci:	
Bimetal:		Mailing St:	
Agency:		Mailing Zi:	

411 erisinfo.com | Environmental Risk Information Services Order No: 21102102250

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Used Oil Transporter:	No					
Used Oil Transfer Facility:	No					
Used Oil Processor:	No					
Used Oil Refiner:	No					
Used Oil Burner:	No					
Used Oil Market Burner:	No					
Used Oil Spec Marketer:	No					

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190523
Handler Name: KRAUS CONSTRUCTION
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	18265 MOUNT BALDY CIRCLE
Name:	GREG THIEN	Street 2:	
Date Became Current:		City:	FOUNTAIN VALLEY
Date Ended Current:		State:	CA
Phone:	714-536-1429	Country:	
Source Type:	Implementer	Zip Code:	92708
Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	18265 MOUNT BALDY CIRCLE
Name:	GREG THIEN	Street 2:	
Date Became Current:		City:	FOUNTAIN VALLEY
Date Ended Current:		State:	CA
Phone:	714-536-1429	Country:	
Source Type:	Implementer	Zip Code:	92708

57	1 of 1	SSE	0.39 / 2,068.27	177.96 / -28	BAY CITIES CONTAINER CORP. 8315 HANAN WAY PICO RIVERA CA 90660	DELISTED LST
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Delisted Delisted Leaking Storage Tanks

Global ID:	T10000013124	County:	LOS ANGELES
Status:	OPEN - ACTIVE	Latitude:	34.00418
Status Date:	2019-06-26 00:00:00	Longitude:	-118.09599
Case Type:	LUST CLEANUP SITE		
Date Source:	LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download		

58	1 of 1	NNE	0.44 / 2,320.86	210.31 / 4	CHEVRON #9-3545 (FORMER) 200 BEVERLY BLVD E MONTEBELLO CA 90640	LUST
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Global ID:	T0603703502	County:	LOS ANGELES
Status:	COMPLETED - CASE CLOSED	Latitude:	34.0146293
Status Date:	7/17/1996	Longitude:	-118.093877
Case Type:	LUST CLEANUP SITE		
Date Source:	LUST Cleanup Sites & Military UST Site from GeoTracker Project Search Results Export; LUST Cleanup Sites & Military UST Site from GeoTracker Cleanup Sites Data Download		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	I-09873	Potential COC:	Gasoline
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Local Case No:				How Discovered:	Other Means	
Begin Date:		8/28/1986		Stop Method:		
Lead Agency:		LOS ANGELES RWQCB (REGION 4)		Stop Description:		
Local Agency:		LOS ANGELES COUNTY		Case Worker:	YR	
CUF Case:		YES		File Location:		
Potential Media of Concern:		Aquifer used for drinking water supply				
How Discovered Description:						
Calwater Watershed Name:		Los Angeles River - Los Angeles (412.10)				
DWR GW Subbasin Name:		Coastal Plain Of Los Angeles - Central (4-011.04)				
Disadvantaged Community:						
Calenviroscreen Score:		86-90%				
Site History:						

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity

Action Type:	Other
Date :	5/14/1992
Action:	Leak Reported
Action Type:	Other
Date :	8/28/1986
Action:	Leak Discovery

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type:	Local Agency Caseworker	Address:	900 S FREMONT AVE
Contact Name:	JOHN AWUJO	Email:	jawujo@dpw.lacounty.gov
City:	ALHAMBRA	Phone No:	6264583507
Organization Name:	LOS ANGELES COUNTY		
Contact Type:	Regional Board Caseworker	Address:	320 W. 4TH ST., SUITE 200
Contact Name:	YUE RONG	Email:	yrong@waterboards.ca.gov
City:	Los Angeles	Phone No:	
Organization Name:	LOS ANGELES RWQCB (REGION 4)		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status:	Completed - Case Closed
Status Date:	7/17/1996
Status:	Open - Remediation
Status Date:	10/13/1995
Status:	Open - Remediation
Status Date:	5/14/1992
Status:	Open - Case Begin Date
Status Date:	8/28/1986

LUST Sites from GeoTracker Search - Regulatory Profile

Site Facility Name:	CHEVRON #9-3545 (FORMER)	Potential COC:	GASOLINE
Site Facility Type:	LUST CLEANUP SITE	Facility Type:	
Cleanup Status:	COMPLETED - CASE CLOSED	Composting Method:	
Project Status:		Address:	200 BEVERLY BLVD E
WDR Place Type:		City:	MONTEBELLO
WDR File:		Zip:	90640
WDR Order:		County:	LOS ANGELES
CUF Priority Assig:	D	CUF Claim:	4789
CUF Amount Paid:	\$462,378		
File Location:			
Designated Beneficial Use:	MUN, AGR, IND, PROC		
Project Oversight Agencies:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0603703502 Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 7/17/1996 Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603703502&tabname=regulatoryhistory Potential Media of Concern: AQUIFER USED FOR DRINKING WATER SUPPLY User Defined Beneficial Use: DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04) Calwater Watershed Name: Los Angeles River - Los Angeles (412.10) Post Closure Site Management: Future Land Use: Cleanup Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: I-09873 CASEWORKER: YUE RONG LOS ANGELES COUNTY CASEWORKER: JOHN AWUJO Gndwater Monitoring Freque: Designated Beneficial Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply Site History: No site history available						

LUST Sites from GeoTracker Search - Cleanup Status History

Status:	Completed - Case Closed
Date :	7/17/1996
Status:	Open - Remediation
Date :	10/13/1995
Status:	Open - Remediation
Date :	5/14/1992
Status:	Open - Case Begin Date
Date :	8/28/1986

LUST Sites from GeoTracker Search - Regulatory Activities (as of May 29, 2021)

Action Type:	Leak Action
Action Date:	5/14/1992
Received Issue Date:	
Action:	Leak Reported
Doc Link:	
Title Description Comments:	

Action Type:	Leak Action
Action Date:	8/28/1986
Received Issue Date:	
Action:	Leak Discovery
Doc Link:	
Title Description Comments:	

59	1 of 1	N	0.44 / 2,337.55	209.65 / 3	BEVERLY SURGICAL CENTER 105 BEVERLY BLVD. W. MONTEBELLO CA 90640	LUST
Global ID:	T0603739181			County:	LOS ANGELES	
Status:	COMPLETED - CASE CLOSED			Latitude:	34.015169	
Status Date:	3/7/2011			Longitude:	-118.098975	
Case Type:	LUST CLEANUP SITE					
Date Source:	LUST Cleanup Sites & Military UST Site from GeoTracker Project Search Results Export; LUST Cleanup Sites & Military UST Site from GeoTracker Cleanup Sites Data Download					

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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RB Case No:	R-13293	Potential COC:	Diesel
Local Case No:	013293	How Discovered:	Tank Closure
Begin Date:	7/5/1999	Stop Method:	Close and Replace Tank
Lead Agency:	LOS ANGELES RWQCB (REGION 4)	Stop Description:	
Local Agency:	LOS ANGELES COUNTY	Case Worker:	NB
CUF Case:	NO	File Location:	Regional Board
Potential Media of Concern:	Under Investigation		
How Discovered Description:			
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
DWR GW Subbasin Name:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Disadvantaged Community:			
Calenviroscreen Score:	91-95%		
Site History:			

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity

Action Type:	ENFORCEMENT
Date :	3/7/2011
Action:	Closure/No Further Action Letter
Action Type:	ENFORCEMENT
Date :	2/17/2011
Action:	Site Visit / Inspection / Sampling
Action Type:	RESPONSE
Date :	5/15/2010
Action:	Soil and Water Investigation Report
Action Type:	ENFORCEMENT
Date :	3/17/2010
Action:	Staff Letter
Action Type:	RESPONSE
Date :	2/18/2010
Action:	Soil and Water Investigation Workplan
Action Type:	RESPONSE
Date :	10/30/2009
Action:	Other Report / Document
Action Type:	ENFORCEMENT
Date :	9/29/2009
Action:	Staff Letter
Action Type:	Other
Date :	7/8/1999
Action:	Leak Reported
Action Type:	REMEDIATION
Date :	7/8/1999
Action:	
Action Type:	Other
Date :	7/5/1999
Action:	Leak Discovery

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type:	Regional Board Caseworker	Address:	320 WEST 4TH STREET, SUITE 200
Contact Name:	NHAN BAO	Email:	nbao@waterboards.ca.gov
City:	LOS ANGELES	Phone No:	2135766703
Organization Name:	LOS ANGELES RWQCB (REGION 4)		
Contact Type:	Local Agency Caseworker	Address:	900 S. FREMONT AVE.
Contact Name:	RANI IYER	Email:	riyer@dpw.lacounty.gov

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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City: ALHAMBRA Phone No:
 Organization Name: LOS ANGELES COUNTY

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Completed - Case Closed
 Status Date: 3/7/2011

Status: Open - Site Assessment
 Status Date: 3/14/2010

Status: Open - Referred
 Status Date: 5/11/2009

Status: Open - Site Assessment
 Status Date: 7/8/1999

Status: Open - Case Begin Date
 Status Date: 7/5/1999

LUST Sites from GeoTracker Search - Regulatory Profile

Site Facility Name:	BEVERLY SURGICAL CENTER	Potential COC:	DIESEL
Site Facility Type:	LUST CLEANUP SITE	Facility Type:	
Cleanup Status:	COMPLETED - CASE CLOSED	Composting Method:	
Project Status:		Address:	105 BEVERLY BLVD. W.
WDR Place Type:		City:	MONTEBELLO
WDR File:		Zip:	90640
WDR Order:		County:	LOS ANGELES
CUF Priority Assig:		CUF Claim:	
CUF Amount Paid:			
File Location:	REGIONAL BOARD		
Designated Beneficial Use:	MUN, AGR, IND, PROC		
Project Oversight Agencies:			
Report Link:	https://geotracker.waterboards.ca.gov/profile_report?global_id=T0603739181		
Cleanup Status Detail:	COMPLETED - CASE CLOSED AS OF 3/7/2011		
Cleanup History Link:	https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603739181&tabname=regulatoryhistory		
Potential Media of Concern:	UNDER INVESTIGATION		
User Defined Beneficial Use:			
DWR GW Sub Basin:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
Post Closure Site Management:			
Future Land Use:			
Cleanup Oversight Agencies:	LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: R-13293 CASEWORKER: NHAN BAO LOS ANGELES COUNTY - CASE #: 013293 CASEWORKER: RANI IYER CASEWORKER: MANUEL R REGALADO		
Gndwater Monitoring Freque:			
Designated Beneficial Use Desc:	Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply		
Site History:			

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History

Status: Completed - Case Closed
 Date : 3/7/2011

Status: Open - Site Assessment
 Date : 3/14/2010

Status: Open - Referred
 Date : 5/11/2009

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Status: Open - Site Assessment
Date : 7/8/1999

Status: Open - Case Begin Date
Date : 7/5/1999

LUST Sites from GeoTracker Search - Cleanup Action Report (as of May 29, 2021)

Action Type:	UNKNOWN	Begin Date:	7/8/1999
Phase:		End Date:	
Contaminant Mass Removed:			
Description:			

LUST Sites from GeoTracker Search - Regulatory Activities (as of May 29, 2021)

Action Type:	Other Regulatory Actions
Action Date:	3/7/2011
Received Issue Date:	3/7/2011
Action:	Closure/No Further Action Letter
Doc Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603739181&enforcement_id=6079617&temptable=ENFORCEMENT

Title Description Comments:

Closure/No Further Action

Action Type:	Other Regulatory Actions
Action Date:	2/17/2011
Received Issue Date:	2/17/2011
Action:	Site Visit / Inspection / Sampling
Doc Link:	

Title Description Comments:

Site Inspection

Action Type:	Response Requested - Reports
Action Date:	5/15/2010
Received Issue Date:	4/19/2010
Action:	Soil and Water Investigation Report
Doc Link:	

Title Description Comments:

Action Type:	Other Regulatory Actions
Action Date:	3/17/2010
Received Issue Date:	3/17/2010
Action:	Staff Letter
Doc Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603739181&enforcement_id=6046774&temptable=ENFORCEMENT

Title Description Comments:

Soil and Groundwater Investigation

Action Type:	Response Requested - Workplans
Action Date:	2/18/2010
Received Issue Date:	2/18/2010
Action:	Soil and Water Investigation Workplan
Doc Link:	

Title Description Comments:

Action Type:	Response Requested - Other
Action Date:	10/30/2009
Received Issue Date:	2/8/2010
Action:	Other Report / Document

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 9/29/2009
Received Issue Date: 9/29/2009
Action: Staff Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603739181&enforcement_id=6033555&temptable=ENFORCEMENT

Title Description Comments:

Request for Additional Information

Action Type: Leak Action
Action Date: 7/8/1999
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Action Type: Cleanup Action
Action Date: 7/8/1999
Received Issue Date:
Action:
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 7/5/1999
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

LUST Sites from GeoTracker Search - Site Maps (as of May 29, 2021)

Title: B1 (B1)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1406708717/T0603739181.PDF
Size : 55 KB
Submitted By: JOE FREY (AUTH_RP)
Submitted: 8/9/2010*

Title: B2 (B2)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7197534143/T0603739181.PDF
Size : 55 KB
Submitted By: JOE FREY (AUTH_RP)
Submitted: 8/9/2010*

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/8437342345/T0603739181.PDF
Size : 26 KB
Submitted By: JOE FREY (AUTH_RP)
Submitted: 8/9/2010*

LUST Sites from GeoTracker Search - Documents (as of May 29, 2021)

Document Type:	Site Documents	Size :	
Document Date:	3/7/2011	Submitted By:	JESSICA PAO (REGULATOR)
Type:	CLOSURE/NO FURTHER ACTION LETTER	Submitted:	
Title:	CLOSURE/NO FURTHER ACTION		
Title Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603739181&enforcement_id=6079617		

Document Type:	Site Documents	Size :	1,481 KB
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Date: Type:	4/6/2010* SOIL AND WATER INVESTIGATION REPORT				Submitted By: Submitted:	JOE FREY (AUTH_RP)
Title: Title Link:	SUBSURFACE SOIL INVESTIGATION https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6778619229/T0603739181.PDF					
Document Type: Document Date: Type: Title: Title Link:	Site Documents 3/17/2010 STAFF LETTER SOIL AND GROUNDWATER INVESTIGATION https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603739181&enforcement_id=6046774			Size : Submitted By: Submitted:	NHAN BAO (REGULATOR)	
Document Type: Document Date: Type: Title: Title Link:	Site Documents 2/16/2010 SOIL AND WATER INVESTIGATION WORKPLAN SUBSURFACE SOIL INVESTIGATION https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6774400115/T0603739181.PDF			Size : Submitted By: Submitted:	1,833 KB JOE FREY (AUTH_RP)	
Document Type: Document Date: Type: Title: Title Link:	Site Documents 9/29/2009 STAFF LETTER REQUEST FOR ADDITIONAL INFORMATION https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603739181&enforcement_id=6033555			Size : Submitted By: Submitted:	NHAN BAO (REGULATOR)	

60

1 of 1

W

0.45 /
2,400.65202.31 /
-4BANK OF AMERICA
700 WHITTIER BOULEVARD
MONTEBELLO CA 90640-4710

RCRA TSD

EPA Handler ID: CAC003020639
Gen Status Universe: No Report
Contact Name: CA7-701-02-28 PALABINDELA
Contact Address: 275 S VALENCIA AVE , , BREA , CA, 92823 ,
Contact Phone No and Ext: 714-577-0865
Contact Email: TAMMYHURLEY@ALLIANCE-ENVIRO.COM
Contact Country:
Land Type:
County Name: LOS ANGELES
EPA Region: 09
Receive Date: 20190620
Location Latitude: 34.010145
Location Longitude: -118.107113

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Smelting, Melting and Refining: No
Underground Injection Control: 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

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

Sequence No: 1
Receive Date: 20190620
Handler Name: BANK OF AMERICA
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	275 S VALENCIA AVE
Name:	BANK OF AMERICA	Street 2:	
Date Became Current:		City:	BREA
Date Ended Current:		State:	CA
Phone:	714-577-0865	Country:	
Source Type:	Implementer	Zip Code:	92823

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	275 S VALENCIA AVE
Name:	CA7-701-02-28 PALABINDELA	Street 2:	
Date Became Current:		City:	BREA
Date Ended Current:		State:	CA
Phone:	714-577-0865	Country:	
Source Type:	Implementer	Zip Code:	92823

[61](#)

1 of 2

NE

0.46 /
2,450.66

210.70 /
5

RIO HONDO CONVALESCENT
 HOME
 273 E BEVERLY BLVD
 MONTEBELLO CA 90460-3775

LUST

Global ID: T10000002664
Status: COMPLETED - CASE CLOSED
Status Date: 7/30/2014
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites & Military UST Site from GeoTracker Project Search Results Export; LUST Cleanup Sites & Military UST Site from GeoTracker Cleanup Sites Data Download

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:		Potential COC:	Benzene, Xylene, Gasoline
Local Case No:		How Discovered:	Tank Closure
Begin Date:	7/13/1998	Stop Method:	Close and Remove Tank
Lead Agency:	SWRCB	Stop Description:	
Local Agency:	LOS ANGELES COUNTY	Case Worker:	MC
CUF Case:	NO	File Location:	
Potential Media of Concern:	Soil		
How Discovered Description:			
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
DWR GW Subbasin Name:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Disadvantaged Community:			
Calenviroscreen Score:	91-95%		
Site History:			

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity

Action Type: ENFORCEMENT
Date : 7/30/2014
Action: Closure/No Further Action Letter

Action Type: ENFORCEMENT
Date : 6/4/2014

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Action:		State Water Board – Closure Order				
Action Type:		ENFORCEMENT				
Date :		3/11/2014				
Action:		Notification - Public Notice of Case Closure				
Action Type:		RESPONSE				
Date :		9/10/2013				
Action:		Request for Closure - Regulator Responded				
Action Type:		ENFORCEMENT				
Date :		6/25/2013				
Action:		Referral to Regional Board				
Action Type:		Other				
Date :		11/30/2010				
Action:		Leak Reported				
Action Type:		Other				
Date :		7/13/1998				
Action:		Leak Stopped				
Action Type:		Other				
Date :		7/13/1998				
Action:		Leak Discovery				

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type:	Local Agency Caseworker	Address:	900 SOUTH FREMONT AVE
Contact Name:	KATTYA BATRES RINZE	Email:	gbatres@dpw.lacounty.gov
City:	ALHAMBRA	Phone No:	
Organization Name:	LOS ANGELES COUNTY		
Contact Type:	Regional Board Caseworker	Address:	1001 I Street
Contact Name:	MATTHEW COHEN	Email:	matthew.cohen@waterboards.ca.gov
City:	SACRAMENTO	Phone No:	9163415751
Organization Name:	SWRCB		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status:	Completed - Case Closed
Status Date:	7/30/2014
Status:	Open - Eligible for Closure
Status Date:	6/5/2014
Status:	Open - Eligible for Closure
Status Date:	12/13/2013
Status:	Open - Site Assessment
Status Date:	11/30/2010
Status:	Open - Assessment & Interim Remedial Action
Status Date:	11/30/2010
Status:	Open - Case Begin Date
Status Date:	7/13/1998

LUST Sites from GeoTracker Search - Regulatory Profile

Site Facility Name:	RIO HONDO CONVALESCENT HOME	Potential COC:	BENZENE, GASOLINE, XYLENE
Site Facility Type:	LUST CLEANUP SITE	Facility Type:	
Cleanup Status:	COMPLETED - CASE CLOSED	Composting Method:	
Project Status:		Address:	273 E BEVERLY BLVD
WDR Place Type:		City:	MONTEBELLO

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
WDR File:				Zip:	90460-3775	
WDR Order:				County:	LOS ANGELES	
CUF Priority Assig:				CUF Claim:		
CUF Amount Paid:						
File Location:						
Designated Beneficial Use:		MUN, AGR, IND, PROC				
Project Oversight Agencies:						
Report Link:		https://geotracker.waterboards.ca.gov/profile_report?global_id=T10000002664				
Cleanup Status Detail:		COMPLETED - CASE CLOSED AS OF 7/30/2014				
Cleanup History Link:		https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T10000002664&tabname=regulatoryhistory				
Potential Media of Concern:		SOIL				
User Defined Beneficial Use:						
DWR GW Sub Basin:		Coastal Plain Of Los Angeles - Central (4-011.04)				
Calwater Watershed Name:		Los Angeles River - Los Angeles (412.10)				
Post Closure Site Management:						
Future Land Use:						
Cleanup Oversight Agencies:		SWRCB (LEAD) CASEWORKER: MATTHEW COHEN LOS ANGELES COUNTY - CASE #: 018504-025999 CASEWORKER: KATTYA BATRES RINZE LOS ANGELES RWQCB (REGION 4) - CASE #: R-25999				
Gndwater Monitoring Freque:						
Designated Beneficial Use Desc:		Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply				
Site History:						
No site history available						

LUST Sites from GeoTracker Search - Cleanup Status History

Status:	Completed - Case Closed
Date :	7/30/2014
Status:	Open - Eligible for Closure
Date :	6/5/2014
Status:	Open - Eligible for Closure
Date :	12/13/2013
Status:	Open - Assessment & Interim Remedial Action
Date :	11/30/2010
Status:	Open - Site Assessment
Date :	11/30/2010
Status:	Open - Case Begin Date
Date :	7/13/1998

LUST Sites from GeoTracker Search - Regulatory Activities (as of May 29, 2021)

Action Type:	Other Regulatory Actions
Action Date:	7/30/2014
Received Issue Date:	7/30/2014
Action:	Closure/No Further Action Letter
Doc Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002664&enforcement_id=6214468&temptable=ENFORCEMENT
Title Description Comments:	

Closure/ No Further Action Letter

Action Type:	Other Regulatory Actions
Action Date:	6/4/2014
Received Issue Date:	6/4/2014
Action:	State Water Board - Closure Order

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002664&enforcement_id=6205633&temptable=ENFORCEMENT

Title Description Comments:

State Water Board- Closure Order

Action Type: Notices
Action Date: 3/11/2014
Received Issue Date: 3/11/2014
Action: Notification - Public Notice of Case Closure
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002664&enforcement_id=6195607&temptable=ENFORCEMENT

Title Description Comments:

Rio Hondo Convalescent Home_Notice

Action Type: Response Requested - Other
Action Date: 9/10/2013
Received Issue Date: 9/10/2013
Action: Request for Closure - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000002664&doc_id=5794190

Title Description Comments:

Low-Threat Underground Storage Tank Case Closure Request Rio Hondo Subacute and Nursing Center 273 East Beverly Boulevard Montebello, California 90640 - No further corrective action is required for this site. The case should be closed., This case was ordered closed 6/4/14

Action Type: Referral to Other Agency
Action Date: 6/25/2013
Received Issue Date: 6/25/2013
Action: Referral to Regional Board
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002664&enforcement_id=6163495&temptable=ENFORCEMENT

Title Description Comments:

Action Type: Leak Action
Action Date: 11/30/2010
Received Issue Date:
Action: Leak Reported
Doc Link:

Title Description Comments:

Action Type: Leak Action
Action Date: 7/13/1998
Received Issue Date:
Action: Leak Discovery
Doc Link:

Title Description Comments:

Action Type: Leak Action
Action Date: 7/13/1998
Received Issue Date:
Action: Leak Stopped
Doc Link:

Title Description Comments:

LUST Sites from GeoTracker Search - Documents (as of May 29, 2021)

Document Type:	Site Documents	Size :	
Document Date:	7/30/2014	Submitted By:	JESSICA TRYON (REGULATOR)
Type:	CLOSURE/NO FURTHER ACTION LETTER	Submitted:	
Title:	CLOSURE/ NO FURTHER ACTION LETTER		
Title Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002664&enforcement_id=6214468		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:	Site Documents			Size :	111 KB	
Document Date:	6/12/2014			Submitted By:	MART DROLLINGER (AUTH_RP)	
Type:	REQUEST FOR CLOSURE			Submitted:		
Title:	LOW-THREAT UNDERGROUND STORAGE TANK CASE -FINAL CLOSURE REQUEST					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5823076367/T10000002664.PDF					
Document Type:	Site Documents			Size :		
Document Date:	6/4/2014			Submitted By:	JESSICA TRYON (REGULATOR)	
Type:	STATE WATER BOARD - CLOSURE ORDER			Submitted:		
Title:	STATE WATER BOARD- CLOSURE ORDER					
Title Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002664&enforcement_id=6205633					
Document Type:	Site Documents			Size :		
Document Date:	3/11/2014			Submitted By:	SHEENA DHILLON (REGULATOR)	
Type:	NOTIFICATION - PUBLIC NOTICE OF CASE CLOSURE			Submitted:		
Title:	RIO HONDO CONVALESCENT HOME_NOTICE					
Title Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002664&enforcement_id=6195607					
Document Type:	Site Documents			Size :	1,958 KB	
Document Date:	9/10/2013			Submitted By:	MART DROLLINGER (AUTH_RP)	
Type:	REQUEST FOR CLOSURE			Submitted:		
Title:	LOW-THREAT UNDERGROUND STORAGE TANK CASE CLOSURE REQUEST RIO HONDO SUBACUTE AND NURSING CENTER 273 EAST BEVERLY BOULEVARD MONTEBELLO, CALIFORNIA 90640					
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5024751186/T10000002664.PDF					
Document Type:	Site Documents			Size :		
Document Date:	6/25/2013			Submitted By:	GISELA KATTYA BATRES RINZE (REGULATOR)	
Type:	REFERRAL TO REGIONAL BOARD			Submitted:		
Title:	UNKNOWN					
Title Link:	https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002664&enforcement_id=6163495					
61	2 of 2	NE	0.46 / 2,450.66	210.70 / 5	Rio Hondo Convalescent Home 273 East Beverly Blvd, Montebello, Los Angeles County CA	UST CLOSURE
Claim Case No:	Case No. 018504-025999					
ID:	018504-025999					
Deadline to Recv Comments:	2014/05/16					
Prop UST Case Closure Type:	Closure of Underground Storage Tank (UST) Cases - Closure Denials and Approved Orders					
<u>Documents</u>						
Doc Type:	Notice					
Documents Link:	https://www.waterboards.ca.gov/water_issues/programs/ustcf/docs/prop_closure_cases/018504_025999_notice.pdf					
Doc Type:	Exec Draft Order					
Documents Link:	https://www.waterboards.ca.gov/water_issues/programs/ustcf/docs/prop_closure_cases/018504_025999_do.pdf					
Doc Type:	Final Summary					
Documents Link:	https://www.waterboards.ca.gov/water_issues/programs/ustcf/docs/prop_closure_cases/018504_025999_sum.pdf					
<u>Closur Denial Approved Orders</u>						
Doc Title:	WQO 2014-0083-UST (06/04/2014)					
Denial Link:	https://www.waterboards.ca.gov/water_issues/programs/ustcf/docs/prop_closure_cases/2014_0083_ust.pdf					
<u>Closure Letter Signed</u>						
Letter Title:	Uniform Closure Letter (07/28/2014)					

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[erisinfo.com](#) | Environmental Risk Information Services

Order No: 21102102250

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Letter Link:		https://www.waterboards.ca.gov/water_issues/programs/ustcf/docs/prop_closure_cases/018504_025999_uniformletter.pdf				

62	1 of 1	NNW	0.48 / 2,518.02	209.02 / 3	BEVERLY HOSPITAL 309 BEVERLY BLVD W MONTEBELLO CA 90640	LUST
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Global ID: T0603705176
Status: COMPLETED - CASE CLOSED
Status Date: 11/12/1996
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites & Military UST Site from GeoTracker Project Search Results Export; LUST Cleanup Sites & Military UST Site from GeoTracker Cleanup Sites Data Download

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: R-13093
Local Case No:
Begin Date: 12/11/1995
Lead Agency: LOS ANGELES COUNTY
Local Agency: LOS ANGELES COUNTY
CUF Case: NO
Potential Media of Concern: Soil
How Discovered Description:
Calwater Watershed Name: Los Angeles River - Los Angeles (412.10)
DWR GW Subbasin Name: Coastal Plain Of Los Angeles - Central (4-011.04)
Disadvantaged Community:
Calenviroscreen Score: 91-95%
Site History:

Potential COC: Other Solvent or Non-Petroleum Hydrocarbon
How Discovered: Tank Closure
Stop Method:
Stop Description:
Case Worker: JOA
File Location:

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity

Action Type: Other
Date : 12/11/1995
Action: Leak Stopped

Action Type: Other
Date : 12/11/1995
Action: Leak Discovery

Action Type: Other
Date : 12/11/1995
Action: Leak Reported

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: JOHN AWUJO
City: ALHAMBRA
Organization Name: LOS ANGELES COUNTY
Address: 900 S FREMONT AVE
Email: jawujo@dpw.lacounty.gov
Phone No: 6264583507

Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
City: Los Angeles
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
Email: yrong@waterboards.ca.gov
Phone No:

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Completed - Case Closed
Status Date: 11/12/1996

Status: Open - Case Begin Date
Status Date: 12/11/1995

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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LUST Sites from GeoTracker Search - Regulatory Profile

Site Facility Name:	BEVERLY HOSPITAL	Potential COC:	OTHER SOLVENT OR NON-PETROLEUM HYDROCARBON
Site Facility Type:	LUST CLEANUP SITE	Facility Type:	
Cleanup Status:	COMPLETED - CASE CLOSED	Composting Method:	
Project Status:		Address:	309 BEVERLY BLVD W
WDR Place Type:		City:	MONTEBELLO
WDR File:		Zip:	90640
WDR Order:		County:	LOS ANGELES
CUF Priority Assig:		CUF Claim:	
CUF Amount Paid:			
File Location:			
Designated Beneficial Use:	MUN, AGR, IND, PROC		
Project Oversight Agencies:			
Report Link:	https://geotracker.waterboards.ca.gov/profile_report?global_id=T0603705176		
Cleanup Status Detail:	COMPLETED - CASE CLOSED AS OF 11/12/1996		
Cleanup History Link:	https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603705176&tabname=regulatoryhistory		
Potential Media of Concern:	SOIL		
User Defined Beneficial Use:			
DWR GW Sub Basin:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
Post Closure Site Management:			
Future Land Use:			
Cleanup Oversight Agencies:	LOS ANGELES COUNTY (LEAD) CASEWORKER: JOHN AWUJO LOS ANGELES RWQCB (REGION 4) - CASE #: R-13093 CASEWORKER: YUE RONG		
Gndwater Monitoring Freque:			
Designated Beneficial Use Desc:	Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply		
Site History:			

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History

Status:	Completed - Case Closed
Date :	11/12/1996
Status:	Open - Case Begin Date
Date :	12/11/1995

LUST Sites from GeoTracker Search - Regulatory Activities (as of May 29, 2021)

Action Type:	Leak Action
Action Date:	12/11/1995
Received Issue Date:	
Action:	Leak Discovery
Doc Link:	
Title Description Comments:	

Action Type:	Leak Action
Action Date:	12/11/1995
Received Issue Date:	
Action:	Leak Stopped
Doc Link:	
Title Description Comments:	

Action Type:	Leak Action
Action Date:	12/11/1995
Received Issue Date:	

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

Doc Link:

Title Description Comments:

63	1 of 1	SSE	0.48 / 2,526.02	175.54 / -31	Murk BROS. Disposal 5440 Van Norman RD., Pico Rivera, CA 90660 Pico Rivera CA	SWF LA COUNTY
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Site ID:	313	Disposal Area Acre:	
Site SWIS No:	19-AS-0460	Max Depth of Fill Ft:	
Status:	Closed	Remaining Cap Mln:	
Site Type:	Waste Hauler	Site Contact:	
Present Use:		Site Contact Phone:	(562) 692-9791
Permitted Capacity:		Site Email:	biggregmurk@msn.com
Beginning Oper Dt:		District:	1
Ending Oper Dt:			
Alt Site Name:			
Alt Address:			
Hours of Operation:			
Local Enforcement Agency:			
Site Mailing Address:			
Site Website:			
Waste Accepted:			

64	1 of 1	ENE	0.48 / 2,549.16	181.70 / -24	VICTOR OROZCO 8339 BEVERLY ROAD PICO RIVERA CA 90660	RCRA TSD
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EPA Handler ID:	CAC003013589
Gen Status Universe:	No Report
Contact Name:	VICTOR OROZCO
Contact Address:	8339 BEVERLY ROAD , , PICO RIVERA , CA, 90660 ,
Contact Phone No and Ext:	562-217-7269
Contact Email:	ERNIE@SIRRIS.BIZ
Contact Country:	
Land Type:	
County Name:	LOS ANGELES
EPA Region:	09
Receive Date:	20190506
Location Latitude:	34.012377
Location Longitude:	-118.091111

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Smelting, Melting and Refining:	No
Underground Injection Control:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190506
Handler Name: VICTOR OROZCO
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	8339 BEVERLY ROAD
Name:	VICTOR OROZCO	Street 2:	
Date Became Current:		City:	PICO RIVERA
Date Ended Current:		State:	CA
Phone:	562-217-7269	Country:	
Source Type:	Implementer	Zip Code:	90660
Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	8339 BEVERLY ROAD
Name:	VICTOR OROZCO	Street 2:	
Date Became Current:		City:	PICO RIVERA
Date Ended Current:		State:	CA
Phone:	562-217-7269	Country:	
Source Type:	Implementer	Zip Code:	90660

65	1 of 1	SSE	0.49 / 2,574.09	175.81 / -30	UNION PACIFIC CORPORATION 329 VAN NORMAN RD N MONTEBELLO CA 90640	
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Global ID: T0603704300
Status: COMPLETED - CASE CLOSED
Status Date: 10/4/1996
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites & Military UST Site from GeoTracker Project Search Results Export; LUST Cleanup Sites & Military UST Site from GeoTracker Cleanup Sites Data Download

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	I-15359	Potential COC:	Gasoline
Local Case No:		How Discovered:	Tank Closure
Begin Date:	4/9/1990	Stop Method:	
Lead Agency:	LOS ANGELES RWQCB (REGION 4)	Stop Description:	
Local Agency:	LOS ANGELES COUNTY	Case Worker:	YR
CUF Case:	NO	File Location:	
Potential Media of Concern:	Soil		
How Discovered Description:			
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
DWR GW Subbasin Name:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Disadvantaged Community:			
Calenviroscreen Score:	91-95%		
Site History:			

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity

Action Type: Other
Date : 5/11/1990
Action: Leak Reported

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Action Type: Other
Date : 4/9/1990
Action: Leak Stopped

Action Type: Other
Date : 4/9/1990
Action: Leak Discovery

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type:	Regional Board Caseworker	Address:	320 W. 4TH ST., SUITE 200
Contact Name:	YUE RONG	Email:	yrong@waterboards.ca.gov
City:	Los Angeles	Phone No:	
Organization Name:	LOS ANGELES RWQCB (REGION 4)		

Contact Type:	Local Agency Caseworker	Address:	900 S FREMONT AVE
Contact Name:	JOHN AWUJO	Email:	jawujo@dpw.lacounty.gov
City:	ALHAMBRA	Phone No:	6264583507
Organization Name:	LOS ANGELES COUNTY		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Completed - Case Closed
Status Date: 10/4/1996

Status: Open - Site Assessment
Status Date: 5/11/1990

Status: Open - Case Begin Date
Status Date: 4/9/1990

LUST Sites from GeoTracker Search - Regulatory Profile

Site Facility Name:	UNION PACIFIC CORPORATION	Potential COC:	GASOLINE
Site Facility Type:	LUST CLEANUP SITE	Facility Type:	
Cleanup Status:	COMPLETED - CASE CLOSED	Composting Method:	
Project Status:		Address:	329 VAN NORMAN RD N
WDR Place Type:		City:	MONTEBELLO
WDR File:		Zip:	90640
WDR Order:		County:	LOS ANGELES
CUF Priority Assig:		CUF Claim:	
CUF Amount Paid:			
File Location:			
Designated Beneficial Use:	MUN, AGR, IND, PROC		
Project Oversight Agencies:			
Report Link:	https://geotracker.waterboards.ca.gov/profile_report?global_id=T0603704300		
Cleanup Status Detail:	COMPLETED - CASE CLOSED AS OF 10/4/1996		
Cleanup History Link:	https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603704300&tabname=regulatoryhistory		
Potential Media of Concern:	SOIL		
User Defined Beneficial Use:			
DWR GW Sub Basin:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
Post Closure Site Management:			
Future Land Use:			
Cleanup Oversight Agencies:	LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: I-15359 CASEWORKER: YUE RONG LOS ANGELES COUNTY CASEWORKER: JOHN AWUJO		
Gndwater Monitoring Freque:			
Designated Beneficial Use	Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply		
Desc:			
Site History:			

No site history available

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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LUST Sites from GeoTracker Search - Cleanup Status History

Status:	Completed - Case Closed
Date :	10/4/1996
Status:	Open - Site Assessment
Date :	5/11/1990
Status:	Open - Case Begin Date
Date :	4/9/1990

LUST Sites from GeoTracker Search - Regulatory Activities (as of May 29, 2021)

Action Type:	Leak Action
Action Date:	5/11/1990
Received Issue Date:	
Action:	Leak Reported
Doc Link:	
Title Description Comments:	

Action Type:	Leak Action
Action Date:	4/9/1990
Received Issue Date:	
Action:	Leak Discovery
Doc Link:	
Title Description Comments:	

Action Type:	Leak Action
Action Date:	4/9/1990
Received Issue Date:	
Action:	Leak Stopped
Doc Link:	
Title Description Comments:	

66	1 of 1	SSE	0.50 / 2,616.57	174.78 / -31	Van Disposal 8223 Loch Lomond DR., Pico Rivera, CA 90660 Pico Rivera CA	SWF LA COUNTY
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Site ID:	306	Disposal Area Acre:	
Site SWIS No:	19-AS-0419	Max Depth of Fill Ft:	
Status:	Active	Remaining Cap Mln:	
Site Type:	Waste Hauler	Site Contact:	
Present Use:		Site Contact Phone:	(323) 722-0247
Permitted Capacity:		Site Email:	
Beginning Oper Dt:		District:	1
Ending Oper Dt:			
Alt Site Name:			
Alt Address:			
Hours of Operation:			
Local Enforcement Agency:			
Site Mailing Address:			
Site Website:			
Waste Accepted:			

67	1 of 2	WSW	0.50 / 2,623.80	208.43 / 2	SAVING EARTH RECYCLING 623 W OLYMPIC BLVD MONTEBELLO CA 90640	RECYCLING
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Cert ID:	RC136084.001	Wednesday:	8:00 AM - 5:00 PM
Operation:	12/10/10	Thursday H:	8:00 AM - 5:00 PM

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Rural: Organization: Aluminium: Glass: Plastic: Bimetal: Agency: Grand Fath: Cert Status: Operatione: Monday Hou: Tuesday Ho:	N SAVING EARTH RECYCLING Yes Yes Yes Yes N/A N OPERATIONAL 8:00 AM - 5:00 PM 8:00 AM - 5:00 PM				Friday Hou: Saturday H: Sunday Hou: Mailing Ad: Mailing Ci: Mailing St: Mailing Zi: Phone No: Website: Email: Hours of Ope: County:	8:00 AM - 5:00 PM 8:00 AM - 5:00 PM 9:00 AM - 2:00 PM 8950 GALLATIN RD PICO RIVERA CA 90660 (323) 472-1747 savingearthrecycling@yahoo.com LOS ANGELES
67	2 of 2	WSW	0.50 / 2,623.80	208.43 / 2	SAVING EARTH RECYCLING CENTER 623 W OLYMPIC BLVD MONTEBELLO CA 90640-5229	RECYCLING
Cert ID: Operation: Rural: Organization: Aluminium: Glass: Plastic: Bimetal: Agency: Grand Fath: Cert Status: Operatione: Monday Hou: Tuesday Ho:	RC245907.001 5/23/2016 N GREEN CLEAN PLANET RECYCLING Yes Yes Yes Yes N/A N 8:00 am - 5:00 pm; Closed 1:00- 2:00 8:00 am - 5:00 pm; Closed 1:00- 2:00				Wednesday: Thursday H: Friday Hou: Saturday H: Sunday Hou: Mailing Ad: Mailing Ci: Mailing St: Mailing Zi: Phone No: Website: Email: Hours of Ope: County:	8:00 am - 5:00 pm; Closed 1:00- 2:00 8:00 am - 5:00 pm; Closed 1:00- 2:00 8:00 am - 5:00 pm; Closed 1:00- 2:00 8:00 am - 4:30 pm; Closed 1:00- 2:00 9:00 am - 2:00 pm; Closed 12:00 -1:00 623 W OLYMPIC BLVD MONTEBELLO CA 90640-5229 (562) 395-8198 ivonneyaneyz@ymail.com MON - SAT 8:00 AM - 2:00 PM; SUN CLOSED LOS ANGELES
68	1 of 1	ESE	0.55 / 2,894.91	172.07 / -34	PICO AUTO SALVAGE 8500 WHITTIER BOULEVARD PICO RIVERA CA 90660	ENVIROSTOR
Estor/EPA ID: Site Code: Nat Priority List: APN: Census Tract: Site Type: Address Description: Office: Special Program: Funding: Cleanup Status: Cleanup Oversight Agencies: School District: Past Use that Caused Contam: Potential Media Affected: Potential Contamin of Concern:	60002082 301683 NO NONE SPECIFIED 6037500700 EVALUATION 8500 WHITTIER BOULEVARD CLEANUP CHATSWORTH EPA - PASI EPA GRANT INACTIVE - NEEDS EVALUATION AS OF 8/31/2014 DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY NONE SPECIFIED NONE SPECIFIED NONE SPECIFIED				Assembly District: Senate District: Permit Renewal Lead: Public Partici Spclst: Project Manager: County: Latitude: Longitude: Acres: Supervisor:	58 NARINE AGHAKIANT LOS ANGELES 34.0036213 -118.0905673 NONE SPECIFIED HAISSAM SALLOUM
NONE SPECIFIED						
Site History:						
Status: A2 Program Type: CalEnviroScreen Score: Summary Link:	INACTIVE - NEEDS EVALUATION EVALUATION 76-80% https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60002082					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>Completed Activities</u>						
Title:		Abbreviated Preliminary Assessment (APA)				
Title Link:						
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		PA/SI Reassessment				
Date Completed:		11/21/2014				
Comments:						
69	1 of 1	ESE	0.60 / 3,183.58	176.33 / -30	SOS METALS 8526 WHITTIER BLVD. PICO RIVERA CA 90660	ENVIROSTOR
Estor/EPA ID:		19340796		Assembly District:		58
Site Code:				Senate District:		32
Nat Priority List:		NO		Permit Renewal Lead:		
APN:		6348-022-042, 6348-022-043, 6348-022-044, 6348-022-045, 6348-022-046		Public Partici Spclst:		
Census Tract:		6037500600		Project Manager:		
Site Type:		EVALUATION		County:		LOS ANGELES
Address Description:		8526 WHITTIER BLVD.		Latitude:		34.003969
Office:		CLEANUP CYPRESS		Longitude:		-118.089983
Special Program:				Acres:		0 ACRES
Funding:		NOT APPLICABLE		Supervisor:		
Cleanup Status:		REFER: 1248 LOCAL AGENCY AS OF 7/16/2001				
Cleanup Oversight Agencies:		LOS ANGELES COUNTY - LEAD AGENCY				
School District:						
Past Use that Caused Contam:		NONE SPECIFIED				
Potential Media Affected:		NONE SPECIFIED				
Potential Contamin of Concern:						
ETHYLENE GLYCOL						
LEAD						
Site History:						
acres unknown						
Status:		REFER: 1248 LOCAL AGENCY				
A2 Program Type:		EVALUATION				
CalEnviroScreen Score:		81-85%				
Summary Link:		https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=19340796				
<u>Completed Activities</u>						
Title:		SB 1248				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19340796&doc_id=6019437				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		SB 1248 Notification				
Date Completed:		7/10/2001				
Comments:		SB 1248 Los Angeles County				
Title:		Site Screening				
Title Link:		https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19340796&doc_id=60300875				
Area Name:						
Area Link:						
Sub Area:						
Sub Area Link:						
Document Type:		Site Screening				
Date Completed:		11/17/2000				

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

70	1 of 1	WSW	0.76 / 4,028.43	202.52 / -4	SIMONS BRICK CO.- MONTEBELLO PLANT LOS ANGELES COUNTY MONTEBELLO CA 90640	MRDS
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Dep ID:	10212507	I1:	29
Dev Status:	PAST PRODUCER	Latitude:	34.005127
Code List:	CLY	Longitude:	-118.112
Url:	http://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10212507		

Commodity

I1:	25	Line:	1
Code:	CLY	Inserted By:	MAS migration
Commodity:	Clay	Insert Date:	29-OCT-2002 09:00:24
Commodity Type:	Non-metallic	Updated By:	USGS
Commodity Group:	Clays	Update Date:	29-OCT-2002 09:01:56
Importance:	Primary		

Names

I1:	34	Inserted By:	MAS migration
Status:	Current	Insert Date:	29-OCT-02
Site Name:	Simons Brick Co.-Montebello Plant	Updated By:	USGS
Line:	1	Update Date:	29-OCT-02

Names

I1:	34	Inserted By:	MAS migration
Status:	Previous	Insert Date:	29-OCT-02
Site Name:	Simons Brick Co-Montebello Plant	Updated By:	USGS
Line:	2	Update Date:	29-OCT-02

71	1 of 1	NNW	0.96 / 5,046.88	296.32 / 90	OPERATING INDUSTRIES, INC., LANDFILL 900 N POTRERO GRANDE DR MONTEREY PARK CA 91754	NPL
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EPA ID:	CAT080012024	Latitude:	34.033333
SITE ID:	0902673	Longitude:	-118.105556
SEMS ID:	902673		

NPL (SEMS FOIA 004)

Final Date:	06/10/86	County:	LOS ANGELES
Federal Facility:	No	Latitude:	34.033333
SAA (Superfund Alt.):		Longitude:	-118.105556
NAI:	No		
NA Entity (NAI Status):			

NPL Status Information (EPA's Where You Live Map)

Status:	NPL Site	SITS ID:	932
Construction Completion No:	1131		
Construction Completion:	09/11/2012		
Proposed Date:	10/15/1984		
Listing Date:	06/10/1986		
NOID Date:			
Deletion Date:			

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev/Diff (ft)</i>	<i>Site</i>	<i>DB</i>
Notice of Data Availability:						
Site Listing Narrative:					CAT080012024 (PDF)	
Site Progress Profile:					Operating Industries, Inc., Landfill	
Proposed Fr Notice:					10/15/1984 (PDF)	
Listing Fr Notice:					06/10/1986 (PDF)	
NOID Fr Notice:						
Deletion Fr Notice:						
Restoration Fr Notice:						
Site Had a Partial Deletion:		No				

Unplottable Summary

Total: 3 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
EMISSIONS	MCFARLAND ENERGY INC	WHITTIER LEASE, PHILADELPHIA	WHITTIER CA	90760	861269403
WASTE DISCHG	MONTEBELLO FOREBAY GROUNDWATER RECHARGE	WHITTIER BOULEVARD	PICO RIVERA CA	90660-2522	858657779
WASTE DISCHG	WHITTIER (FILLMORE) FIELD	WHITTIER FIELD	WHITTIER CA	90601	858658449

Unplottable Report

Site: MCFARLAND ENERGY INC
WHITTIER LEASE, PHILADELPHIA WHITTIER CA 90760

EMISSIONS

1987 Criteria Data

Facility ID: 38149
Facility SIC Code: 1311
CO: 19
Air Basin: SC
District: SC
COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:

CERR Code:
TOGT: .1
ROGT: .0885
COT:
NOXT:
SOXT:
PMT:
PM10T:

1987 Toxic Data

Facility ID: 38149
Facility SIC Code: 1311
CO: 19
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

1990 Criteria Data

Facility ID: 38149
Facility SIC Code: 1311
CO: 19
Air Basin: SC
District: SC
COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:

CERR Code:
TOGT: .1
ROGT: .0885
COT:
NOXT:
SOXT:
PMT:
PM10T:

1990 Toxic Data

Facility ID: 38149
Facility SIC Code: 1311
CO: 19
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

Site: MONTEBELLO FOREBAY GROUNDWATER RECHARGE
WHITTIER BOULEVARD PICO RIVERA CA 90660-2522

WASTE DISCHG

Global ID: WDR100001790
Facility ID:
Status: ACTIVE - WDR
Note:

Site Facility Type: * WDR SITE
Site Code:
County: LOS ANGELES

Information related to facilities can be searched on Geo Tracker Website: <https://geotracker.waterboards.ca>.

WDR Sites from GeoTracker Search - Facilities (as of May 29, 2021)

Site Facility Name: MONTEBELLO FOREBAY GROUNDWATER RECHARGE
Site Facility Type: * WDR SITE
Cleanup Status: ACTIVE - WDR
Cleanup Stat Detail:
Potential COC:
CUF Claim No:
CUF Amount Paid:
WDR Place Type: Recycled Water Use Area
Potential Media of Concern:
User Defined Beneficial Use:
Designated Beneficial Use: MUN, AGR, IND, PROC
Designated Beneficial Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply
Post Closure Site Management:
Future Land Use Reported:
CUF Priority Assigned:
Project Status: ACTIVE - WDR AS OF 9/9/1991
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed:
Cleanup Oversight Agencies:
Project Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CI #: 5728
CASEWORKER: Don Tsai
Facility Type:
Composting Method:
Groundwater Monitoring
Frequ:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=WDR100001790
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=WDR100001790&tabname=regulatoryhistory
Site History:
No site history available

WDR Sites from GeoTracker Search - Regulatory Activities (as of May 29, 2021)

Action: MRP Revision
Action Type: Enforcement/Orders
Title Description Comments: CEC MRP Update
Doclink: https://geotracker.waterboards.ca.gov/view_documents?global_id=WDR100001790&enforcement_id=6448120&temptable=ENFORCEMENT
Action: Staff Letter
Action Type: Other Regulatory Actions
Title Description Comments: MontForebay Compliance Review ltr 20160504 final
Doclink: https://geotracker.waterboards.ca.gov/view_documents?global_id=WDR100001790&enforcement_id=6283856&temptable=ENFORCEMENT
Action: Other Report / Document
Action Type: Response Requested - Other
Title Description Comments: GRRRs Compliance Assessment Report - June 2015
Doclink: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=WDR100001790&doc_id=5869791
Action: WDR Revision
Action Type: Enforcement/Orders
Title Description Comments: Order No. R4-2009-0048 WRR-WDR A01 4-10-14 (amendment)
Doclink: https://geotracker.waterboards.ca.gov/view_documents?global_id=WDR100001790&enforcement_id=6302752&temptable=ENFORCEMENT
Action: WDR Revision
Action Type: Enforcement/Orders
Title Description Comments: Approval - Montebello Forebay of Increase in Averaging Period 6-04-13
Doclink: https://geotracker.waterboards.ca.gov/view_documents?global_id=WDR100001790&enforcement_id=6302751&temptable=ENFORCEMENT

Action: Staff Letter
Action Type: Other Regulatory Actions
Title Description Comments: Montebello Forebay Groundwater Recharge _Amend to MRP, CI 5728_2012-07-20
Doclink: https://geotracker.waterboards.ca.gov/view_documents?global_id=WDR100001790&enforcement_id=6130842&temptable=ENFORCEMENT

Action Date: 7/20/2012
Received Issue Date: 7/20/2012

Action: WDR Revision
Action Type: Enforcement/Orders
Title Description Comments: Order No. R4-2009-0048 WRR 4-02-2009 (amendment)
Doclink: https://geotracker.waterboards.ca.gov/view_documents?global_id=WDR100001790&enforcement_id=6302750&temptable=ENFORCEMENT

Action Date: 4/2/2009
Received Issue Date: 4/2/2009

Action: Waste Discharge Requirements
Action Type: Enforcement/Orders
Title Description Comments: Order No. 91-100_WRR 9-09-1991
Doclink: https://geotracker.waterboards.ca.gov/view_documents?global_id=WDR100001790&enforcement_id=6302749&temptable=ENFORCEMENT

Action Date: 9/9/1991
Received Issue Date: 9/9/1991

Action: Waste Discharge Requirements
Action Type: Enforcement/Orders
Title Description Comments: 5728_91-100_WRR.pdf
Doclink: https://geotracker.waterboards.ca.gov/view_documents?global_id=WDR100001790&enforcement_id=6131918&temptable=ENFORCEMENT

Action Date: 8/27/1991
Received Issue Date: 8/27/1991

WDR Sites from GeoTracker Search - Project Status History (as of May 29, 2021)

Status: Active - WDR
Date: 9/9/1991

Status: Open - Case Begin Date
Date: 9/9/1991

Status: Open - Case Begin Date
Date: 8/27/1991

WDR Sites from GeoTracker Search - Site Maps (as of May 29, 2021)

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/5800109148/WDR100001790.PDF
Submitted By: WRD (AUTH_RP)
Submitted: 11/15/2012*
Size: 1,169 KB

WDR Sites from GeoTracker Search - Documents (as of May 29, 2021)

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT SEPTEMBER 2014
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3886878728/WDR100001790.PDF
Size: 836 KB
Document Date: 11/12/2014
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE REPORT - MAY 2014
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3649156689/WDR100001790.PDF
Size: 831 KB
Document Date: 7/10/2014
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT FOR JULY 2019
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1704125463/WDR100001790.PDF
Size: 980 KB
Document Date: 9/13/2019*

Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE, MONITORING REPORT FOR FEBRUARY 2019
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8732519984/WDR100001790.PDF
Size: 1,470 KB
Document Date: 4/15/2019*
Submitted By: JESSICA LAU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONTHLY MONITORING REPORT JANUARY 2019
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1826803803/WDR100001790.PDF
Size: 490 KB
Document Date: 3/15/2019*
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE PROJECT-NDMA DATA 2ND QUARTER 2017
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1290366828/WDR100001790.PDF
Size: 151 KB
Document Date: 9/1/2017
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE REPORT MARCH 2014
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4911073803/WDR100001790.PDF
Size: 1,563 KB
Document Date: 5/15/2014*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE - FEBRUARY 2014
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6834505200/WDR100001790.PDF
Size: 539 KB
Document Date: 4/14/2014*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT FOR DECEMBER 2014
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7544562637/WDR100001790.PDF
Size: 505 KB
Document Date: 2/12/2015
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: STAFF LETTER
Document Type: Site Documents
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE_AMEND TO MRP, CI 5728_2012-07-20
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=WDR100001790&enforcement_id=6130842
Size:
Document Date: 7/20/2012
Submitted By: CLARITA S. QUIDILLA (REGULATOR)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT FOR JANUARY 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4578986823/WDR100001790.PDF
Size: 1,313 KB

Document Date: 3/15/2018
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT FOR DECEMBER 2017
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3238173067/WDR100001790.PDF
Size: 2,222 KB
Document Date: 2/15/2018
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: MONITORING REPORT - ANNUALLY
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE ANNUAL MONITORING REPORT OCTOBER 2016 - SEPTEMBER 2017
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7209967255/WDR100001790.PDF
Size: 13,087 KB
Document Date: 12/15/2017
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONITORING REPORT FOR MARCH 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9374352216/WDR100001790.PDF
Size: 388 KB
Document Date: 5/15/2020*
Submitted By: QIN LIU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONITORING REPORT FOR DECEMBER 2019
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7536159813/WDR100001790.PDF
Size: 1,243 KB
Document Date: 2/14/2020*
Submitted By: QIN LIU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE, MONITORING REPORT FOR SEPTEMBER 2019
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3622475683/WDR100001790.PDF
Size: 788 KB
Document Date: 11/14/2019*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE, MONITORING REPORT FOR AUGUST 2019
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1071258783/WDR100001790.PDF
Size: 894 KB
Document Date: 10/15/2019*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 4TH QUARTER 2013
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6006727755/WDR100001790.PDF
Size: 104 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 3RD QUARTER 2015

Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4797140538/WDR100001790.PDF
Size: 618 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 1ST QUARTER 2007
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9349329352/WDR100001790.PDF
Size: 900 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 3RD QUARTER 2002
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2116640090/WDR100001790.PDF
Size: 512 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 2ND QUARTER 2005
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3137198090/WDR100001790.PDF
Size: 532 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: QAPP FOR MONITORING CONSTITUENTS OF EMERGING CONCERN PURSUANT TO THE WATER QUALITY CONTROL POLICY FOR RECYCLED WATER
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9087566673/WDR100001790.PDF
Size: 33,384 KB
Document Date: 12/23/2020*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MRP REVISION
Document Type: Site Documents
Title: CEC MRP UPDATE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=WDR100001790&enforcement_id=6448120
Size:
Document Date: 9/24/2020
Submitted By: STEVEN WEBB (REGULATOR)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MF 2012-12 MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9833066821/WDR100001790.PDF
Size: 547 KB
Document Date: 2/15/2013*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MF 2012-11 REUSE MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1938571989/WDR100001790.PDF
Size: 426 KB
Document Date: 1/14/2013*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER

Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE, MONITORING REPORT FOR MAY 2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5530893683/WDR100001790.PDF
Size: 672 KB
Document Date: 7/13/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE REPORT - FEBRUARY 2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2123161077/WDR100001790.PDF
Size: 1,144 KB
Document Date: 4/12/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONTHLY MONITORING REPORT - JANUARY 2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2124605178/WDR100001790.PDF
Size: 641 KB
Document Date: 3/14/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE, MONITORING REPORT FOR APRIL 2019
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9773308813/WDR100001790.PDF
Size: 1,758 KB
Document Date: 6/13/2019*
Submitted By: JESSICA LAU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONTHLY MONITORING REPORT SEPTEMBER 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7342968881/WDR100001790.PDF
Size: 1,006 KB
Document Date: 11/14/2018
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONTHLY MONITORING REPORT JULY 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5688427865/WDR100001790.PDF
Size: 543 KB
Document Date: 9/14/2018
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT OCTOBER 2017
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4156228840/WDR100001790.PDF
Size: 962 KB
Document Date: 12/15/2017
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT AUGUST 2017
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8620376825/WDR100001790.PDF
Size: 1,166 KB
Document Date: 10/13/2017
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: CORRESPONDENCE
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 1ST QUARTER 2019
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5343301594/WDR100001790.PDF
Size: 835 KB
Document Date: 5/31/2019*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 4TH QUARTER 2014
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3979646682/WDR100001790.PDF
Size: 83 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 2ND QUARTER 2012
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7461454927/WDR100001790.PDF
Size: 86 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 4TH QUARTER 2011
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9590204596/WDR100001790.PDF
Size: 90 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 3RD QUARTER 2013
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3079695284/WDR100001790.PDF
Size: 91 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT NOVEMBER 2014
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6536918401/WDR100001790.PDF
Size: 601 KB
Document Date: 1/14/2015
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE - AUGUST 2013
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4689995944/WDR100001790.PDF
Size: 491 KB
Document Date: 10/15/2013*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 1ST QUARTER 2006
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7031577825/WDR100001790.PDF
Size: 638 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 4TH QUARTER 2006
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4733549654/WDR100001790.PDF
Size: 978 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: REQUEST FOR MODIFICATION OF WDR
Document Type: Site Documents
Title: MONT_FOREBAY_REQUEST TO INCREASE RWC AVERAGING PERIOD
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4339532077/WDR100001790.PDF
Size: 1,012 KB
Document Date: 6/6/2013*
Submitted By: WRD (AUTH_RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONTHLY MONITORING REPORT MAY 2017
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4916757404/WDR100001790.PDF
Size: 948 KB
Document Date: 7/14/2017
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT NOVEMBER 2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9764259040/WDR100001790.PDF
Size: 629 KB
Document Date: 1/11/2017
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT MARCH 2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5300306856/WDR100001790.PDF
Size: 620 KB
Document Date: 5/13/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 1ST QUARTER 2009
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9789469122/WDR100001790.PDF
Size: 1,387 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 1ST QUARTER 2010
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5866136550/WDR100001790.PDF
Size: 4,433 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 2ND QUARTER 2006
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6883718907/WDR100001790.PDF
Size: 2,212 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)

Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 2ND QUARTER 2001
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2224891364/WDR100001790.PDF
Size: 381 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY RECHARGE MONITORING REPORT - FEBRUARY 2013
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2110352993/WDR100001790.PDF
Size: 472 KB
Document Date: 4/11/2013
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE, MONITORING REPORT FOR MAY 2019
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7795083105/WDR100001790.PDF
Size: 1,553 KB
Document Date: 7/15/2019*
Submitted By: JESSICA LAU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE, MONITORING REPORT FOR MARCH 2019
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1731127262/WDR100001790.PDF
Size: 803 KB
Document Date: 5/15/2019*
Submitted By: JESSICA LAU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONTHLY MONITORING REPORT DECEMBER 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1460037469/WDR100001790.PDF
Size: 959 KB
Document Date: 2/15/2019*
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE JUNE 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4173394978/WDR100001790.PDF
Size: 1,056 KB
Document Date: 8/15/2018
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONTHLY MONITORING REPORT MARCH 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8131654739/WDR100001790.PDF
Size: 817 KB
Document Date: 5/15/2018
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONTHLY MONITORING REPORT NOVEMBER 2017
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1361777961/WDR100001790.PDF
Size: 802 KB
Document Date: 1/12/2018

Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONITORING REPORT FOR AUGUST 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1644435048/WDR100001790.PDF
Size: 3,064 KB
Document Date: 10/15/2020*
Submitted By: MANDY NG (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT MARCH 2017
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4387030243/WDR100001790.PDF
Size: 983 KB
Document Date: 8/3/2017
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT OCTOBER 2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2537279129/WDR100001790.PDF
Size: 2,039 KB
Document Date: 12/15/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 2ND QUARTER 2015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8241896212/WDR100001790.PDF
Size: 77 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 1ST QUARTER 2014
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5014899969/WDR100001790.PDF
Size: 97 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE AUGUST 2014 MONTHLY REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5172751724/WDR100001790.PDF
Size: 678 KB
Document Date: 10/14/2014
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - SEMI-ANNUALLY
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE - DECEMBER 2013
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7635062515/WDR100001790.PDF
Size: 588 KB
Document Date: 2/14/2014*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONTHLY MONITORING REPORT 2013-07
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8091781556/WDR100001790.PDF
Size: 417 KB

Document Date: 9/11/2013*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - QUARTERLY
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT - JUNE 2013
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1833413302/WDR100001790.PDF
Size: 2,968 KB
Document Date: 8/15/2013*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 4TH QUARTER 2003
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5884378790/WDR100001790.PDF
Size: 974 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: CORRESPONDENCE
Document Type: Site Documents
Title: 2019-Q4 MONTEBELLO FOREBAY DDW NDMA SUBMITTAL
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7944132924/WDR100001790.PDF
Size: 567 KB
Document Date: 2/28/2020*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: CORRESPONDENCE
Document Type: Site Documents
Title: 2019-Q3 MONTEBELLO FOREBAY DDW NDMA SUBMITTAL
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4578783512/WDR100001790.PDF
Size: 215 KB
Document Date: 11/22/2019*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 4TH QUARTER 2017
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8134231805/WDR100001790.PDF
Size: 999 KB
Document Date: 3/1/2018
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 1ST QUARTER 2013
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1081519842/WDR100001790.PDF
Size: 85 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 3RD QUARTER 2012
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9069029390/WDR100001790.PDF
Size: 86 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT DECEMBER 2015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3627501070/WDR100001790.PDF

Size: 992 KB
Document Date: 2/12/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONTHLY MONITORING REPORT NOVEMBER 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9835766732/WDR100001790.PDF
Size: 459 KB
Document Date: 1/15/2019
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONTHLY MONITORING REPORT AUGUST 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6593563973/WDR100001790.PDF
Size: 750 KB
Document Date: 10/15/2018
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 3RD QUARTER 2010
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4472631871/WDR100001790.PDF
Size: 982 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 2ND QUARTER 2011
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3657988131/WDR100001790.PDF
Size: 1,288 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 1ST QUARTER 2011
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5221992254/WDR100001790.PDF
Size: 1,292 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 3RD QUARTER 2011
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2244608283/WDR100001790.PDF
Size: 2,572 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT FOR FEBRUARY 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5753631830/WDR100001790.PDF
Size: 1,347 KB
Document Date: 4/13/2018
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT JUNE 2017

Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2700943231/WDR100001790.PDF
Size: 873 KB
Document Date: 8/15/2017
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE REPORT FEBRUARY 2015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2224008917/WDR100001790.PDF
Size: 645 KB
Document Date: 4/15/2015
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT FOR JANUARY 2015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4062708258/WDR100001790.PDF
Size: 520 KB
Document Date: 3/13/2015
Submitted By: SUSAN BREMSER (RP)
Submitted:

Type: MONITORING REPORT - ANNUALLY
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE ANNUAL REPORT WY 2012 - 2013
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8277175843/WDR100001790.PDF
Size: 1,162 KB
Document Date: 12/12/2013*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 1ST QUARTER 2002
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4691352605/WDR100001790.PDF
Size: 498 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONITORING REPORT FOR JULY 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1634329020/WDR100001790.PDF
Size: 567 KB
Document Date: 9/15/2020*
Submitted By: MANDY NG (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 4TH QUARTER 2008
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4120546340/WDR100001790.PDF
Size: 1,657 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONTHLY MONITORING REPORT JANUARY 2017
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4436056733/WDR100001790.PDF
Size: 364 KB
Document Date: 3/15/2017
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports

Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONTHLY MONITORING REPORT AUGUST 2015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6151984930/WDR100001790.PDF
Size: 753 KB
Document Date: 10/15/2015
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FORBAY GROUNDWATER RECHARGE MONITORING REPORT JULY 2015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7447310030/WDR100001790.PDF
Size: 563 KB
Document Date: 9/14/2015
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONTHLY MONITORING REPORT APRIL 2017
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6003531098/WDR100001790.PDF
Size: 794 KB
Document Date: 6/15/2017
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 1ST QUARTER 2005
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8967429459/WDR100001790.PDF
Size: 772 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 2ND QUARTER 2003
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9216257452/WDR100001790.PDF
Size: 870 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 3RD QUARTER 2001
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9656821548/WDR100001790.PDF
Size: 1,356 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 2ND QUARTER 2002
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1449884772/WDR100001790.PDF
Size: 1,428 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: CORRESPONDENCE
Document Type: Site Documents
Title: 130604_RWQCB_APPROVAL_MONT_FOREBAY_INCREASE IN RWC AVERAGING PERIOD
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3643924772/WDR100001790.PDF
Size: 1,213 KB
Document Date: 6/4/2013*
Submitted By: WRD (AUTH_RP)
Submitted:

Type: CORRESPONDENCE

Document Type: Site Documents
Title: 130501_CDPH_APPROVAL_MONT_FOREBAY_INCREASE IN RWC AVERAGING PERIOD
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8476261198/WDR100001790.PDF
Size: 60 KB
Document Date: 5/1/2013*
Submitted By: WRD (AUTH_RP)
Submitted:

Type: CORRESPONDENCE
Document Type: Site Documents
Title: 130423_WRD_LETTER_TO_CDPH_AND_LARWQCB_MONTEBELLO FOREBAY (10-YR RWC)_FINAL
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7162433683/WDR100001790.PDF
Size: 1,012 KB
Document Date: 4/23/2013
Submitted By: WRD (AUTH_RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT SEPTEMBER 2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3673101842/WDR100001790.PDF
Size: 711 KB
Document Date: 11/14/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT - JUNE 2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9448676764/WDR100001790.PDF
Size: 1,018 KB
Document Date: 8/15/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: TRANSMITTAL OF THE GRRRS COMPLIANCE ASSESSMENT REPORT FOR THE MONTEBELLO FOREBAY GROUNDWATER RECHARGE PROJECT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3279653966/WDR100001790.PDF
Size: 23,341 KB
Document Date: 12/7/2015
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 2ND QUARTER 2004
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2962141573/WDR100001790.PDF
Size: 686 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 4TH QUARTER 2004
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9687246918/WDR100001790.PDF
Size: 774 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 3RD QUARTER 2006
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1660570144/WDR100001790.PDF
Size: 1,050 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 1ST QUARTER 2004
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1368232429/WDR100001790.PDF
Size: 1,070 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: CORRESPONDENCE
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 2ND QUARTER 2019
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2977114200/WDR100001790.PDF
Size: 329 KB
Document Date: 8/29/2019*
Submitted By: MANDY NG (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY DDW NDMA SUBMITTAL FOURTH QUARTER 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3830777108/WDR100001790.PDF
Size: 1,154 KB
Document Date: 2/28/2019*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY N-NITROSODIMETHYLAMINE (NDMA) DATA FIRST QUARTER 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5128317713/WDR100001790.PDF
Size: 357 KB
Document Date: 8/31/2018
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY N-NITROSODIMETHYLAMINE (NDMA) DATA SECOND QUARTER 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5797797083/WDR100001790.PDF
Size: 399 KB
Document Date: 8/31/2018
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT MAY 2015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7625795483/WDR100001790.PDF
Size: 848 KB
Document Date: 7/15/2015
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE 2014-10
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2185690343/WDR100001790.PDF
Size: 641 KB
Document Date: 12/11/2014
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE REPORT - JULY 2014
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9080528020/WDR100001790.PDF
Size: 558 KB
Document Date: 9/9/2014
Submitted By: ESTHER CANTU (RP)

Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUND WATER RECHARGE MONITORING REPORT APRIL 2014
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8831704318/WDR100001790.PDF
Size: 650 KB
Document Date: 6/11/2014*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT - SEPTEMBER 2013
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1042375683/WDR100001790.PDF
Size: 480 KB
Document Date: 11/14/2013*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT ARPIL 2015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8890733838/WDR100001790.PDF
Size: 1,219 KB
Document Date: 6/12/2015
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE REPORT - OCTOBER 2013
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4485065519/WDR100001790.PDF
Size: 493 KB
Document Date: 12/12/2013*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT - MAY 2013
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7230256557/WDR100001790.PDF
Size: 422 KB
Document Date: 7/11/2013
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 4TH QUARTER 2005
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7400755465/WDR100001790.PDF
Size: 698 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 3RD QUARTER 2000
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4722800970/WDR100001790.PDF
Size: 312 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 1ST QUARTER 2003
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9900839269/WDR100001790.PDF
Size: 1,095 KB
Document Date: 3/21/2016

Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 4TH QUARTER 2002
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6957876622/WDR100001790.PDF
Size: 604 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 3RD QUARTER 2003
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8339956700/WDR100001790.PDF
Size: 1,023 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: GRRRS COMPLIANCE ASSESSMENT REPORT - JUNE 2015
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=WDR100001790&document_id=5869791
Size: 6/18/2015
Document Date: 6/18/2015
Submitted By: CLARITA S. QUIDILLA (REGULATOR)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: ORDER NO. R4-2009-0048-A-01 AMENDING ORDER NO. 91-100 AS AMENDED BY ORDER NO. R4-2009-0048
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4900468349/WDR100001790.PDF
Size: 275 KB
Document Date: 8/20/2014
Submitted By: WRD (AUTH_RP)
Submitted:

Type: EMAIL CORRESPONDENCE
Document Type: Site Documents
Title: 151222_WRD_CENTRAL BASIN WELL OWNERS_NOTICE OF AVAILABILITY OF 2014/15 ANNUAL REPORT FOR MONTEBELLO FOREBAY GROUNDWATER RECHARGE PROJECT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7457342565/WDR100001790.PDF
Size: 78 KB
Document Date: 12/22/2015
Submitted By: WRD (AUTH_RP)
Submitted:

Type: CORRESPONDENCE
Document Type: Site Documents
Title: COMMENTS ON TENTATIVE AMENDMENT TO WRRS FOR MONTEBELLO FOREBAY GROUNDWATER RECHARGE PROJECT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5677392184/WDR100001790.PDF
Size: 52 KB
Document Date: 3/25/2014*
Submitted By: WRD (AUTH_RP)
Submitted:

Type: WDR REVISION
Document Type: Site Documents
Title: APPROVAL - MONTEBELLO FOREBAY OF INCREASE IN AVERAGING PERIOD 6-04-13
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=WDR100001790&enforcement_id=6302751
Size: 6/4/2013
Document Date: 6/4/2013
Submitted By: RAUL MEDINA (REGULATOR)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE REPORT MARCH 2013

Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8267365932/WDR100001790.PDF
Size: 347 KB
Document Date: 5/13/2013*
Submitted By: SUSAN BREMSER (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY 2013-01 MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3244703173/WDR100001790.PDF
Size: 372 KB
Document Date: 3/12/2013*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - QUARTERLY
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE PROJECT N-NITROSODIMETHYLAMINE (NDMA) DATA - FOURTH QUARTER (OCTOBER-DECEMBER) 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8974825382/WDR100001790.PDF
Size: 313 KB
Document Date: 2/26/2021*
Submitted By: MANDY NG (RP)
Submitted:

Type: MONITORING REPORT - ANNUALLY
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY 2019-2020 ANNUAL REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5338778853/WDR100001790.PDF
Size: 3,918 KB
Document Date: 12/15/2020*
Submitted By: MANDY NG (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT FOR SEPTEMBER 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9233790516/WDR100001790.PDF
Size: 629 KB
Document Date: 11/13/2020*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONITORING REPORT FOR NOVEMBER 2019
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1402523934/WDR100001790.PDF
Size: 642 KB
Document Date: 1/15/2020*
Submitted By: QIN LIU (RP)
Submitted:

Type: MONITORING REPORT - ANNUALLY
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY 2018-2019 ANNUAL REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4004079997/WDR100001790.PDF
Size: 4,104 KB
Document Date: 12/12/2019*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE, MONITORING REPORT FOR JUNE 2019
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1887919545/WDR100001790.PDF
Size: 1,035 KB
Document Date: 8/15/2019*
Submitted By: JESSICA LAU (RP)
Submitted:

Type: WASTE DISCHARGE REQUIREMENTS

Document Type: Site Documents
Title: ORDER NO. 91-100_WRR 9-09-1991
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=WDR100001790&enforcement_id=6302749
Size:
Document Date: 9/9/1991
Submitted By: RAUL MEDINA (REGULATOR)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONITORING REPORT FOR JANUARY 2021
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4297824263/WDR100001790.PDF
Size: 576 KB
Document Date: 3/15/2021*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - QUARTERLY
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE PROJECT N-NITROSODIMETHYLAMINE (NDMA) DATA - THIRD QUARTER (JULY-SEPTEMBER) 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4435237050/WDR100001790.PDF
Size: 310 KB
Document Date: 11/24/2020*
Submitted By: MANDY NG (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONITORING REPORT FOR FEBRUARY 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4916195213/WDR100001790.PDF
Size: 738 KB
Document Date: 4/15/2020*
Submitted By: QIN LIU (RP)
Submitted:

Type: STAFF LETTER
Document Type: Site Documents
Title: MONTFOREBAY COMPLIANCE REVIEW LTR 20160504 FINAL
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=WDR100001790&enforcement_id=6283856
Size:
Document Date: 5/4/2016
Submitted By: CLARITA S. QUIDILLA (REGULATOR)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONTHLY MONITORING REPORT - FEBRUARY 2017
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6314552009/WDR100001790.PDF
Size: 1,263 KB
Document Date: 4/14/2017
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - ANNUALLY
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE ANNUAL MONITORING REPORT OCTOBER 2015 - SEPTEMBER 2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4637453079/WDR100001790.PDF
Size: 12,203 KB
Document Date: 12/15/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT - JUNE 2015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8000017285/WDR100001790.PDF
Size: 658 KB
Document Date: 8/13/2015
Submitted By: ESTHER CANTU (RP)

Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 2ND QUARTER 2014
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6292234957/WDR100001790.PDF
Size: 103 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 2ND QUARTER 2009
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2303511202/WDR100001790.PDF
Size: 502 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 1ST QUARTER 2008
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1797751724/WDR100001790.PDF
Size: 1,021 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 3RD QUARTER 2008
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2735830724/WDR100001790.PDF
Size: 1,074 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 2ND QUARTER 2010
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8558336257/WDR100001790.PDF
Size: 1,116 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 4TH QUARTER 2007
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2975599825/WDR100001790.PDF
Size: 1,337 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 3RD QUARTER 2014
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1664526402/WDR100001790.PDF
Size: 103 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 4TH QUARTER 2009
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1363115310/WDR100001790.PDF
Size: 870 KB
Document Date: 3/24/2016

Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 3RD QUARTER 2007
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1259958624/WDR100001790.PDF
Size: 1,062 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 4TH QUARTER 2010
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1374891817/WDR100001790.PDF
Size: 2,842 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT - MARCH 2015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9084829747/WDR100001790.PDF
Size: 553 KB
Document Date: 5/18/2015
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - ANNUALLY
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE ANNUAL MONITORING REPORT OCTOBER 2013 TO SEPTEMBER 2014
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5166297256/WDR100001790.PDF
Size: 1,464 KB
Document Date: 12/15/2014
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE JUNE 2014
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7120405077/WDR100001790.PDF
Size: 745 KB
Document Date: 8/14/2014
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE REPORT JANUARY 2014
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3016175746/WDR100001790.PDF
Size: 415 KB
Document Date: 3/13/2014*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE REPORT - NOVEMBER 2013
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7251267910/WDR100001790.PDF
Size: 430 KB
Document Date: 1/14/2014*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT - APRIL 2013
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9916329562/WDR100001790.PDF

Size: 810 KB
Document Date: 6/12/2013*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 3RD QUARTER 2004
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3588087618/WDR100001790.PDF
Size: 719 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 4TH QUARTER 2015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5060129523/WDR100001790.PDF
Size: 880 KB
Document Date: 2/29/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: WDR REVISION
Document Type: Site Documents
Title: ORDER NO. R4-2009-0048 WRR-WDR A01 4-10-14 (AMENDMENT)
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=WDR100001790&enforcement_id=6302752
Size:
Document Date: 4/10/2014
Submitted By: RAUL MEDINA (REGULATOR)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 3RD QUARTER 2005
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5178016364/WDR100001790.PDF
Size: 601 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - ANNUALLY
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE ANNUAL MONITORING REPORT OCTOBER 2017 - SEPTEMBER 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5416022181/WDR100001790.PDF
Size: 2,424 KB
Document Date: 12/14/2018
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONTHLY MONITORING REPORT MAY 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5070831537/WDR100001790.PDF
Size: 716 KB
Document Date: 7/12/2018
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: MONITORING REPORT - ANNUALLY
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE - ANNUAL REPORT 10/2011 TO 11/2012
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4560988664/WDR100001790.PDF
Size: 1,276 KB
Document Date: 12/14/2012*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports

Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE OCTOBER 2012
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3631270647/WDR100001790.PDF
Size: 485 KB
Document Date: 12/13/2012*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE - SEPTEMBER 2012
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5624989330/WDR100001790.PDF
Size: 1,019 KB
Document Date: 11/6/2012*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - MONTHLY
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER MONITORING REPORT FEBRUARY 2021
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5664332509/WDR100001790.PDF
Size: 820 KB
Document Date: 4/15/2021*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT FOR OCTOBER 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6327853620/WDR100001790.PDF
Size: 746 KB
Document Date: 12/15/2020*
Submitted By: MANDY NG (RP)
Submitted:

Type: MONITORING REPORT - QUARTERLY
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE PROJECT N-NITROSODIMETHYLAMINE(NDMA) DATA - SECOND QUARTER (APRIL - JUNE) 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3117183983/WDR100001790.PDF
Size: 214 KB
Document Date: 9/1/2020*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONITORING REPORT FOR JUNE 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7378668010/WDR100001790.PDF
Size: 968 KB
Document Date: 8/14/2020*
Submitted By: MANDY NG (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELL FOREBAY NDMA DATA SUBMITTAL - 1ST QUARTER 2017
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5264671027/WDR100001790.PDF
Size: 726 KB
Document Date: 6/19/2017
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 2ND QUARTER 2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6884431838/WDR100001790.PDF
Size: 1,257 KB
Document Date: 8/22/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 1ST QUARTER 2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5282899856/WDR100001790.PDF
Size: 647 KB
Document Date: 5/17/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 1ST QUARTER 2012
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7333223342/WDR100001790.PDF
Size: 85 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONTHLY MONITORING REPORT OCTOBER 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3453781366/WDR100001790.PDF
Size: 837 KB
Document Date: 12/14/2018
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONTHLY MONITORING REPORT APRIL 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9011361896/WDR100001790.PDF
Size: 1,207 KB
Document Date: 6/14/2018
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT SEPTEMBER 2017
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4045015335/WDR100001790.PDF
Size: 620 KB
Document Date: 11/15/2017
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT FOR JULY 2017
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5846975922/WDR100001790.PDF
Size: 373 KB
Document Date: 9/15/2017
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY N-NITROSODIMETHYLAMINE (NDMA) DATA THIRD QUARTER 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4551452875/WDR100001790.PDF
Size: 943 KB
Document Date: 11/30/2018
Submitted By: KAREN ELLIOTT (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 3RD QUARTER 2017
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9813010871/WDR100001790.PDF
Size: 206 KB
Document Date: 11/30/2017
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELL FOREBAY NDMA DATA SUBMITTAL - 3RD QUARTER 2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3496009528/WDR100001790.PDF
Size: 831 KB
Document Date: 6/19/2017
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELL FOREBAY NDMA DATA SUBMITTAL - 4TH QUARTER 2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3058420002/WDR100001790.PDF
Size: 1,185 KB
Document Date: 6/19/2017
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 1ST QUARTER 2015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1549169957/WDR100001790.PDF
Size: 82 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 4TH QUARTER 2012
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5969110846/WDR100001790.PDF
Size: 83 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 2ND QUARTER 2013
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6501008987/WDR100001790.PDF
Size: 86 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: WDR REVISION
Document Type: Site Documents
Title: ORDER NO. R4-2009-0048 WRR 4-02-2009 (AMENDMENT)
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=WDR100001790&enforcement_id=6302750
Size:
Document Date: 4/2/2009
Submitted By: RAUL MEDINA (REGULATOR)
Submitted:

Type: WASTE DISCHARGE REQUIREMENTS
Document Type: Site Documents
Title: 5728_91-100_WRR.PDF
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=WDR100001790&enforcement_id=6131918
Size:
Document Date: 8/27/1991
Submitted By: CLARITA S. QUIDILLA (REGULATOR)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT FOR DECEMBER 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4178686976/WDR100001790.PDF
Size: 1,416 KB
Document Date: 2/12/2021*
Submitted By: ESTHER CANTU (RP)

Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE, MONITORING REPORT FOR NOVEMBER 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1691295921/WDR100001790.PDF
Size: 581 KB
Document Date: 1/15/2021*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONITORING REPORT FOR MAY 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2497579753/WDR100001790.PDF
Size: 543 KB
Document Date: 7/15/2020*
Submitted By: MANDY NG (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE, MONITORING REPORT DECEMBER 2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8716880559/WDR100001790.PDF
Size: 852 KB
Document Date: 2/15/2017
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONTHLY MONITORING REPORT APRIL 2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1067560017/WDR100001790.PDF
Size: 923 KB
Document Date: 6/14/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT OCTOBER 2015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8481947481/WDR100001790.PDF
Size: 965 KB
Document Date: 12/10/2015
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT AUGUST 2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3586126923/WDR100001790.PDF
Size: 905 KB
Document Date: 10/14/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUND WATER RECHARGE MONITORING REPORT - JULY 2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2812934577/WDR100001790.PDF
Size: 642 KB
Document Date: 9/14/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONITORING REPORT NOVEMBER 2015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7267832159/WDR100001790.PDF
Size: 649 KB
Document Date: 1/15/2016

Submitted By: SUSAN BREMSER (RP)
Submitted:

Type: MONITORING REPORT - ANNUALLY
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE ANNUAL MONITORING REPORT OCTOBER 2014 - SEPTEMBER 2015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1879874527/WDR100001790.PDF
Size: 1,252 KB
Document Date: 12/15/2015
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY GROUNDWATER RECHARGE MONTHLY MONITORING REPORT SEPTEMBER 2015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7157553136/WDR100001790.PDF
Size: 926 KB
Document Date: 11/13/2015
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONITORING REPORT FOR APRIL 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5760600209/WDR100001790.PDF
Size: 742 KB
Document Date: 6/15/2020*
Submitted By: MANDY NG (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONITORING REPORT FOR JANUARY 2020
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6858715355/WDR100001790.PDF
Size: 641 KB
Document Date: 3/13/2020*
Submitted By: QIN LIU (RP)
Submitted:

Type: MONITORING REPORT - OTHER
Document Type: Monitoring Reports
Title: MONTEBELLO FOREBAY MONITORING REPORT FOR OCTOBER 2019
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8243017375/WDR100001790.PDF
Size: 818 KB
Document Date: 12/12/2019*
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 2ND QUARTER 2007
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8112543463/WDR100001790.PDF
Size: 20,587 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 1ST QUARTER 2001
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3702082037/WDR100001790.PDF
Size: 333 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 2ND QUARTER 2008

Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6223982393/WDR100001790.PDF
Size: 1,104 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 3RD QUARTER 2009
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7260542452/WDR100001790.PDF
Size: 1,104 KB
Document Date: 3/24/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 4TH QUARTER 2000
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7140791475/WDR100001790.PDF
Size: 281 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Type: OTHER REPORT / DOCUMENT
Document Type: Site Documents
Title: MONTEBELLO FOREBAY NDMA DATA SUBMITTAL - 4TH QUARTER 2001
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7805326998/WDR100001790.PDF
Size: 454 KB
Document Date: 3/21/2016
Submitted By: ESTHER CANTU (RP)
Submitted:

Site: WHITTIER (FILLMORE) FIELD
WHITTIER FIELD WHITTIER CA 90601

WASTE DISCHG

Global ID: WDR100001355
Facility ID:
Status: HISTORICAL - WDR
Note: Information related to facilities can be searched on Geo Tracker Website: https://geotracker.waterboards.ca.gov/search
Source: Cleanup Program Sites from GeoTracker Search

Site Facility Type: * WDR SITE
Site Code:
County: LOS ANGELES

WDR Sites from GeoTracker Search - Facilities (as of May 29, 2021)

Site Facility Name:	WHITTIER (FILLMORE) FIELD	WDR File No:	50-057
Site Facility Type:	* WDR SITE	WDR Order No:	P 0085
Cleanup Status:	HISTORICAL - WDR	File Location:	
Cleanup Stat Detail:		Address/Partial Add:	WHITTIER FIELD
Potential COC:		City:	
CUF Claim No:		Zip:	90601
CUF Amount Paid:		County:	LOS ANGELES
WDR Place Type:	Facility		
Potential Media of Concern:			
User Defined Beneficial Use:			
Designated Beneficial Use:			
Designated Beneficial Use Desc:			
Post Closure Site Management:			
Future Land Use Reported:			
CUF Priority Assigned:			
Project Status:	HISTORICAL - WDR AS OF 1/11/1951		
DWR GW Sub Basin:			
Calwater Watershed:			
Cleanup Oversight Agencies:			
Project Oversight Agencies:	LOS ANGELES RWQCB (REGION 4) (LEAD) - CI #: 0013C		
Facility Type:			
Composting Method:			
Groundwater Monitoring			
Frequ:			

Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=WDR100001355
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=WDR100001355&tabname=regulatoryhistory
Site History:
No site history available

WDR Sites from GeoTracker Search - Project Status History (as of May 29, 2021)

Status: Historical - WDR
Date: 1/11/1951

Appendix: Database Descriptions

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

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

Standard Environmental Record Sources

Federal

Formerly Utilized Sites Remedial Action Program:

[DOE FUSRAP](#)

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

Government Publication Date: Mar 4, 2017

National Priority List:

[NPL](#)

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

Government Publication Date: Aug 25, 2021

National Priority List - Proposed:

[PROPOSED NPL](#)

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

Government Publication Date: Aug 25, 2021

Deleted NPL:

[DELETED NPL](#)

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Government Publication Date: Aug 25, 2021

SEMS List 8R Active Site Inventory:

[SEMS](#)

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

Government Publication Date: Jul 29, 2021

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: Jul 29, 2021

Inventory of Open Dumps, June 1985:

ODI

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

Government Publication Date: Jun 1985

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: Jun 14, 2021

RCRA non-CORRACTS TSD Facilities:

RCRA TSD

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

Government Publication Date: Jun 14, 2021

RCRA Generator List:

RCRA LQG

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

Government Publication Date: Jun 14, 2021

RCRA Small Quantity Generators List:[RCRA SQG](#)

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

Government Publication Date: Jun 14, 2021

RCRA Very Small Quantity Generators List:[RCRA VSQG](#)

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

Government Publication Date: Jun 14, 2021

RCRA Non-Generators:[RCRA NON GEN](#)

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

Government Publication Date: Jun 14, 2021

Federal Engineering Controls-ECs:[FED ENG](#)

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

Government Publication Date: Feb 23, 2021

Federal Institutional Controls- ICs:[FED INST](#)

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

Government Publication Date: Feb 23, 2021

Land Use Control Information System:[LUCIS](#)

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

Government Publication Date: Sep 1, 2006

Emergency Response Notification System:[ERNS 1982 TO 1986](#)

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

Government Publication Date: 1982-1986

Emergency Response Notification System:[ERNS 1987 TO 1989](#)

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

Government Publication Date: 1987-1989

Emergency Response Notification System:[ERNS](#)

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

Government Publication Date: Jul 26, 2021

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

[FED BROWNFIELDS](#)

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

Government Publication Date: Aug 20, 2021

FEMA Underground Storage Tank Listing:

[FEMA UST](#)

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

Government Publication Date: Dec 31, 2017

Facility Response Plan:

[FRP](#)

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

Government Publication Date: Dec 2, 2020

Historical Gas Stations:

[HIST GAS STATIONS](#)

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

Government Publication Date: Jul 1, 1930

Petroleum Refineries:

[REFN](#)

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

Government Publication Date: Jul 10, 2020

Petroleum Product and Crude Oil Rail Terminals:

[BULK TERMINAL](#)

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

Government Publication Date: Apr 28, 2020

LIEN on Property:

[SEMS LIEN](#)

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

Government Publication Date: Jul 29, 2021

Superfund Decision Documents:

[SUPERFUND ROD](#)

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

Government Publication Date: Jun 28, 2021

State

State Response Sites:

[RESPONSE](#)

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

Government Publication Date: Jun 14, 2021

EnviroStor Database:[ENVIROSTOR](#)

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

Government Publication Date: Jun 14, 2021

Delisted State Response Sites:[DELISTED ENVS](#)

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

Government Publication Date: Jun 14, 2021

Solid Waste Information System (SWIS):[SWF/LF](#)

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

Government Publication Date: Jul 20, 2021

Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels:[SWRCB SWF](#)

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

Government Publication Date: Sep 20, 2006

EnviroStor Hazardous Waste Facilities:[HWP](#)

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

Government Publication Date: Jun 14, 2021

Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report:[SWAT](#)

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

Government Publication Date: Dec 31, 1995

Construction and Demolition Debris Recyclers:[C&D DEBRIS RECY](#)

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

Government Publication Date: Jun 20, 2018

Recycling Centers:[RECYCLING](#)

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

Government Publication Date: Nov 2, 2020

Listing of Certified Processors:[PROCESSORS](#)

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

Government Publication Date: Oct 27, 2020

Listing of Certified Dropoff, Collection, and Community Service Programs:[CONTAINER RECY](#)

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

Government Publication Date: Dec 16, 2020

Land Disposal Sites:[LDS](#)

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

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: Jun 22, 2021

Delisted Leaking Storage Tanks:

DELISTED LST

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

Government Publication Date: Jun 22, 2021

Permitted Underground Storage Tank (UST) in GeoTracker:

UST

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

Government Publication Date: Jul 25, 2021

Proposed Closure of Underground Storage Tank Cases:

UST CLOSURE

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

Government Publication Date: May 5, 2021

Historical Hazardous Substance Storage Information Database:

HHSS

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

Government Publication Date: Aug 27, 2015

Statewide Environmental Evaluation and Planning System:

UST SWEEPS

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

Government Publication Date: Oct 1, 1994

Aboveground Storage Tanks:

AST

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

Government Publication Date: Aug 31, 2009

SWRCB Historical Aboveground Storage Tanks:

AST SWRCB

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

Government Publication Date: Dec 1, 2007

Oil and Gas Facility Tanks:

TANK OIL GAS

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

Government Publication Date: Sep 13, 2021

Delisted Storage Tanks:

DELISTED TNK

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

Government Publication Date: Sep 13, 2021

California Environmental Reporting System (CERS) Tanks:[CERS TANK](#)

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

Government Publication Date: Sep 24, 2021

Delisted California Environmental Reporting System (CERS) Tanks:[DELISTED CTNK](#)

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

Government Publication Date: Sep 24, 2021

Historical Hazardous Substance Storage Container Information - Facility Summary:[HIST TANK](#)

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

Government Publication Date: May 27, 1988

Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions:[LUR](#)

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

Government Publication Date: Jun 14, 2021

CALSITES Database:[CALSITES](#)

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

Government Publication Date: May 1, 2004

Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions:[HLUR](#)

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

Government Publication Date: Feb 18, 2021

Deed Restrictions and Land Use Restrictions:[DEED](#)

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

Government Publication Date: Jun 22, 2021

Voluntary Cleanup Program:[VCP](#)

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

Government Publication Date: Jun 14, 2021

GeoTracker Cleanup Program Sites:[CLEANUP SITES](#)

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

Government Publication Date: Jun 22, 2021

Delisted County Records:[DELISTED COUNTY](#)

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

Tribal

Leaking Underground Storage Tanks (LUSTs) on Indian Lands:

INDIAN LUST

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

Government Publication Date: Apr 8, 2020

Underground Storage Tanks (USTs) on Indian Lands:

INDIAN UST

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

Government Publication Date: Apr 8, 2020

Delisted Tribal Leaking Storage Tanks:

DELISTED ILST

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

Government Publication Date: Apr 14, 2020

Delisted Tribal Underground Storage Tanks:

DELISTED IUST

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

Government Publication Date: Apr 14, 2020

County

Los Angeles County - Site Mitigation List:

SML LA

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

Government Publication Date: Mar 2, 2021

Los Angeles County - Solid Waste Sites:

SWF LA COUNTY

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

Government Publication Date: Jun 18, 2021

Los Angeles County - CUPA Program Records:

CUPA LA COUNTY

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

Government Publication Date: Mar 25, 2020

Los Angeles County - HMS List:

HMS LA

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

Government Publication Date: Nov 5, 2020

Los Angeles County - Santa Fe Springs Underground Storage Tank:

UST SANTAFESP

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

Government Publication Date: Jul 19, 2021

Los Angeles County - Long Beach UST List:

UST LONGB

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

Government Publication Date: Jul 9, 2018

Los Angeles County - Burbank City CUPA List:

[CUPA BURBANK](#)

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

Government Publication Date: Aug 21, 2019

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

[UST ELSEGUNDO](#)

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

Government Publication Date: Jan 17, 2017

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

[UST SANTA MONICA](#)

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

Government Publication Date: Dec 3, 2020

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

[AST SANTAMON](#)

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

Government Publication Date: Dec 3, 2020

Los Angeles County - Santa Monica City CUPA Facilities List:

[CUPA SANTAMON](#)

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

Government Publication Date: Dec 3, 2020

Los Angeles County - Torrance City Underground Storage Tanks:

[UST TORRANCE](#)

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

Government Publication Date: Feb 2, 2021

Los Angeles County - Vernon City UST List:

[UST VERNON](#)

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

Government Publication Date: Jun 7, 2021

Los Angeles County - Vernon City CUPA List:

[CUPA VERNON](#)

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

Government Publication Date: Jun 3, 2021

Los Angeles County - City of Los Angeles UST List:

[UST LA CITY](#)

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

Government Publication Date: Jun 1, 2019

Los Angeles County - City of Los Angeles AST List:

[AST LA CITY](#)

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

Government Publication Date: Jun 1, 2019

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

[HAZMAT LA CITY](#)

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

Government Publication Date: Jun 1, 2019

Additional Environmental Record Sources

Federal

PFOA/PFOS Contaminated Sites:

[PFAS NPL](#)

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

Government Publication Date: Sep 17, 2021

Facility Registry Service/Facility Index:

[FINDS/FRS](#)

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

Government Publication Date: Nov 2, 2020

Toxics Release Inventory (TRI) Program:

[TRIS](#)

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

Government Publication Date: Aug 24, 2021

Perfluorinated Alkyl Substances (PFAS) Releases:

[PFAS TRI](#)

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

Government Publication Date: Aug 24, 2021

Perfluorinated Alkyl Substances (PFAS) Water Quality:

[PFAS WATER](#)

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

Government Publication Date: Jul 20, 2020

Hazardous Materials Information Reporting System:

[HMIRS](#)

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

Government Publication Date: Sep 1, 2020

National Clandestine Drug Labs:

[NCDL](#)

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

Government Publication Date: Oct 5, 2020

Toxic Substances Control Act:

[TSCA](#)

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

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

Government Publication Date: Apr 11, 2019

Hist TSCA:

[HIST TSCA](#)

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

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

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing:[FTTS ADMIN](#)

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

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing:[FTTS INSP](#)

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

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List:[PRP](#)

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

Government Publication Date: Jun 25, 2021

State Coalition for Remediation of Drycleaners Listing:[SCRD DRYCLEANER](#)

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

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS):[ICIS](#)

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

Government Publication Date: Jun 14, 2021

Drycleaner Facilities:[FED DRYCLEANERS](#)

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

Government Publication Date: May 5, 2021

Delisted Drycleaner Facilities:[DELISTED FED DRY](#)

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

Government Publication Date: May 5, 2021

Formerly Used Defense Sites:[FUDS](#)

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

Government Publication Date: May 26, 2021

Former Military Nike Missile Sites:[FORMER NIKE](#)

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

Government Publication Date: Dec 2, 1984

PHMSA Pipeline Safety Flagged Incidents:

PIPELINE INCIDENT

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

Government Publication Date: Jul 7, 2020

Material Licensing Tracking System (MLTS):

MLTS

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

Government Publication Date: May 11, 2021

Historic Material Licensing Tracking System (MLTS) sites:

HIST MLTS

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

Government Publication Date: Jan 31, 2010

Mines Master Index File:

MINES

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

Government Publication Date: Nov 3, 2020

Surface Mining Control and Reclamation Act Sites:

SMCRA

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

Government Publication Date: Dec 18, 2020

Mineral Resource Data System:

MRDS

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

Government Publication Date: Mar 15, 2006

Uranium Mill Tailings Radiation Control Act Sites:

URANIUM

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

Government Publication Date: Mar 4, 2017

Alternative Fueling Stations:

ALT FUELS

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

Government Publication Date: Jul 12, 2021

Registered Pesticide Establishments:

SSTS

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

Government Publication Date: Apr 13, 2021

Polychlorinated Biphenyl (PCB) Notifiers:[PCB](#)

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

Government Publication Date: Nov 19, 2020

State**Dry Cleaning Facilities:**[DRYCLEANERS](#)

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

Government Publication Date: Aug 27, 2021

Delisted Drycleaners:[DELISTED DRYCLEANERS](#)

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

Government Publication Date: Aug 27, 2021

Non-Toxic Dry Cleaning Incentive Program:[DRYC GRANT](#)

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

Government Publication Date: Feb 28, 2018

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

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

Government Publication Date: Jun 22, 2021

PFOA/PFOS Groundwater:[PFAS GW](#)

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

Government Publication Date: Oct 22, 2020

Hazardous Waste and Substances Site List - Site Cleanup:[HWSS CLEANUP](#)

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

Government Publication Date: May 20, 2021

List of Hazardous Waste Facilities Subject to Corrective Action:[DTSC HWF](#)

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

Government Publication Date: Jul 18, 2016

EnviroStor Inspection, Compliance, and Enforcement:[INSP COMP ENF](#)

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

Government Publication Date: Apr 29, 2021

School Property Evaluation Program Sites:[SCH](#)

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

Government Publication Date: Jun 14, 2021

California Hazardous Material Incident Report System (CHMIRS):

[CHMIRS](#)

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

Government Publication Date: Aug 1, 2021

Historical California Hazardous Material Incident Report System (CHMIRS):

[HIST CHMIRS](#)

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

Government Publication Date: Jan 1, 1993

Hazardous Waste Manifest Data:

[HAZNET](#)

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

Government Publication Date: Oct 24, 2016

Historical Hazardous Waste Manifest Data:

[HIST MANIFEST](#)

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

Government Publication Date: Dec 31, 1992

DTSC Registered Hazardous Waste Transporters:

[HW TRANSPORT](#)

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

Government Publication Date: Oct 19, 2020

Registered Waste Tire Haulers:

[WASTE TIRE](#)

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

Government Publication Date: Dec 16, 2020

California Medical Waste Management Program Facility List:

[MEDICAL WASTE](#)

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

Government Publication Date: Dec 31, 2020

Historical Cortese List:

[HIST CORTESE](#)

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

Government Publication Date: Nov 13, 2008

Cease and Desist Orders and Cleanup and Abatement Orders:

[CDO/CAO](#)

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

Government Publication Date: Jul 19, 2020

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: Sep 24, 2021

Delisted Environmental Reporting System (CERS) Hazardous Waste Sites:

[DELISTED HAZ](#)

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

Government Publication Date: Nov 29, 2018

Sites in GeoTracker:

[GEOTRACKER](#)

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

Government Publication Date: Jun 22, 2021

Mines Listing:

[MINE](#)

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

Government Publication Date: Jan 12, 2021

Recorded Environmental Cleanup Liens:

[LIEN](#)

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

Government Publication Date: Nov 16, 2020

Waste Discharge Requirements:

[WASTE DISCHG](#)

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

Government Publication Date: Jun 22, 2021

Toxic Pollutant Emissions Facilities:

[EMISSIONS](#)

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

Government Publication Date: Dec 31, 2019

Clandestine Drug Lab Sites:

[CDL](#)

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

Government Publication Date: Jan 19, 2021

Tribal

No Tribal additional environmental record sources available for this State.

County

Los Angeles County - Santa Monica City Hazardous Materials Facilities:

[HAZMAT SANTAMON](#)

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

Government Publication Date: Mar 12, 2020

Los Angeles County - Santa Monica City Hazardous Waste Facilities:

[HAZ WST SANTAMON](#)

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

Government Publication Date: Dec 3, 2020

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 H - Supporting Documents



Property Information

Order Number: 21102102250p
Date Completed: December 21, 2021
Project Number: 221-0879
Project Property: 129 & 133 N Poplar Ave
129 & 133 N Poplar Ave Montebello CA 90640
Coordinates:
Latitude: 34.00895514
Longitude: -118.09907622
UTM Northing: 3763693.39414 Meters
UTM Easting: 398510.996661 Meters
UTM Zone: UTM Zone 11S
Elevation: 206.17 ft
Slope Direction: SSE

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

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

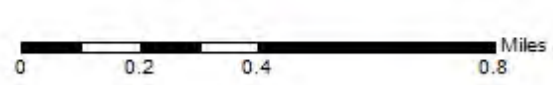
Disclaimer

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

Topographic Information



Current USGS Topo (2015)



Quadrangle(s): El Monte, CA; Whittier, CA

Source: USGS 7.5 Minute Topographic Map

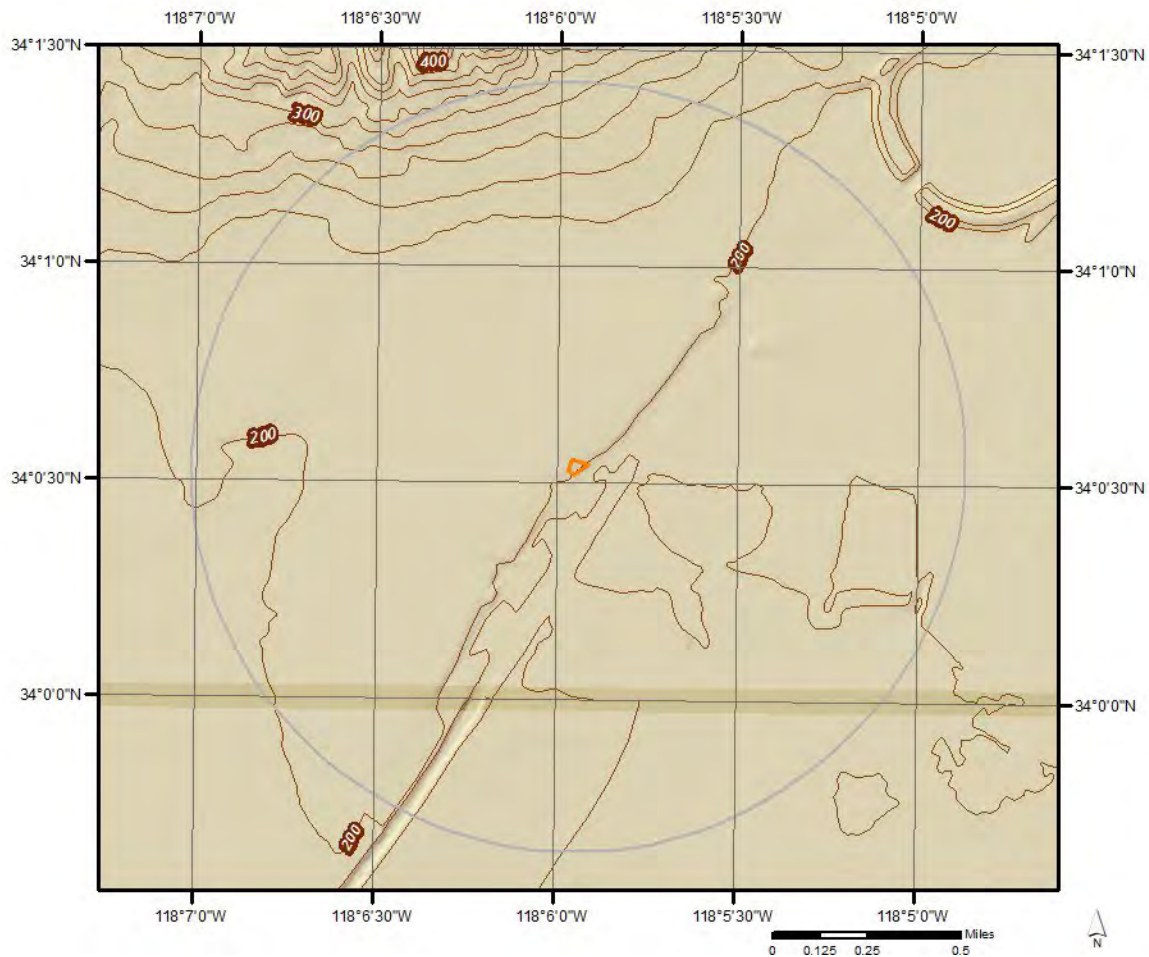


Topographic Information

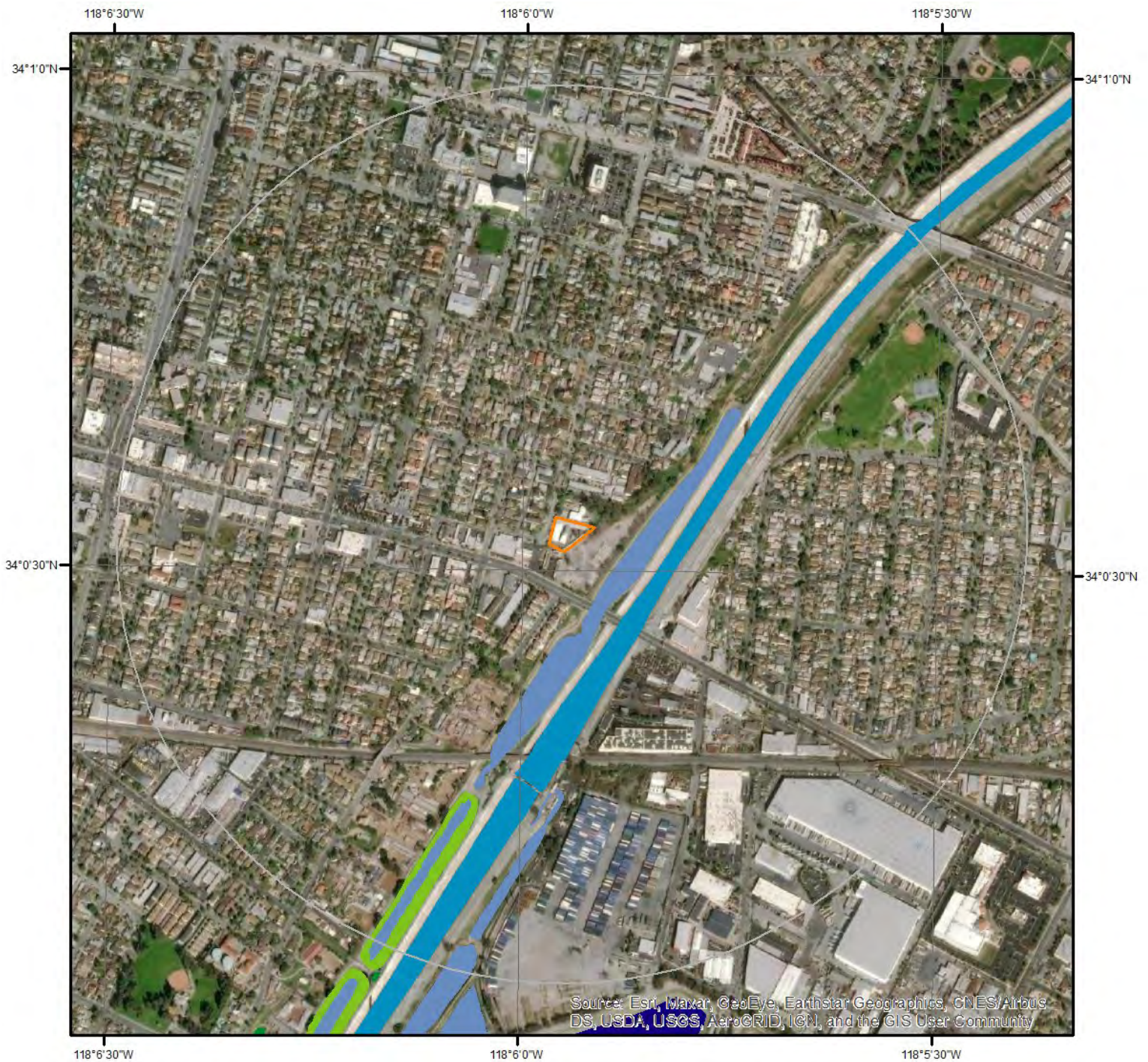
The previous topographic map(s) are created by seamlessly merging and cutting current USGS topographic data. Below are shaded relief map(s), derived from USGS elevation data to show surrounding topography in further detail.

Topographic information at project property:

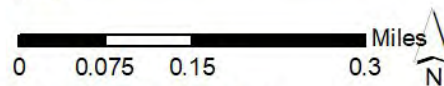
Elevation: 206.17 ft
Slope Direction: SSE



Hydrologic Information



Wetland

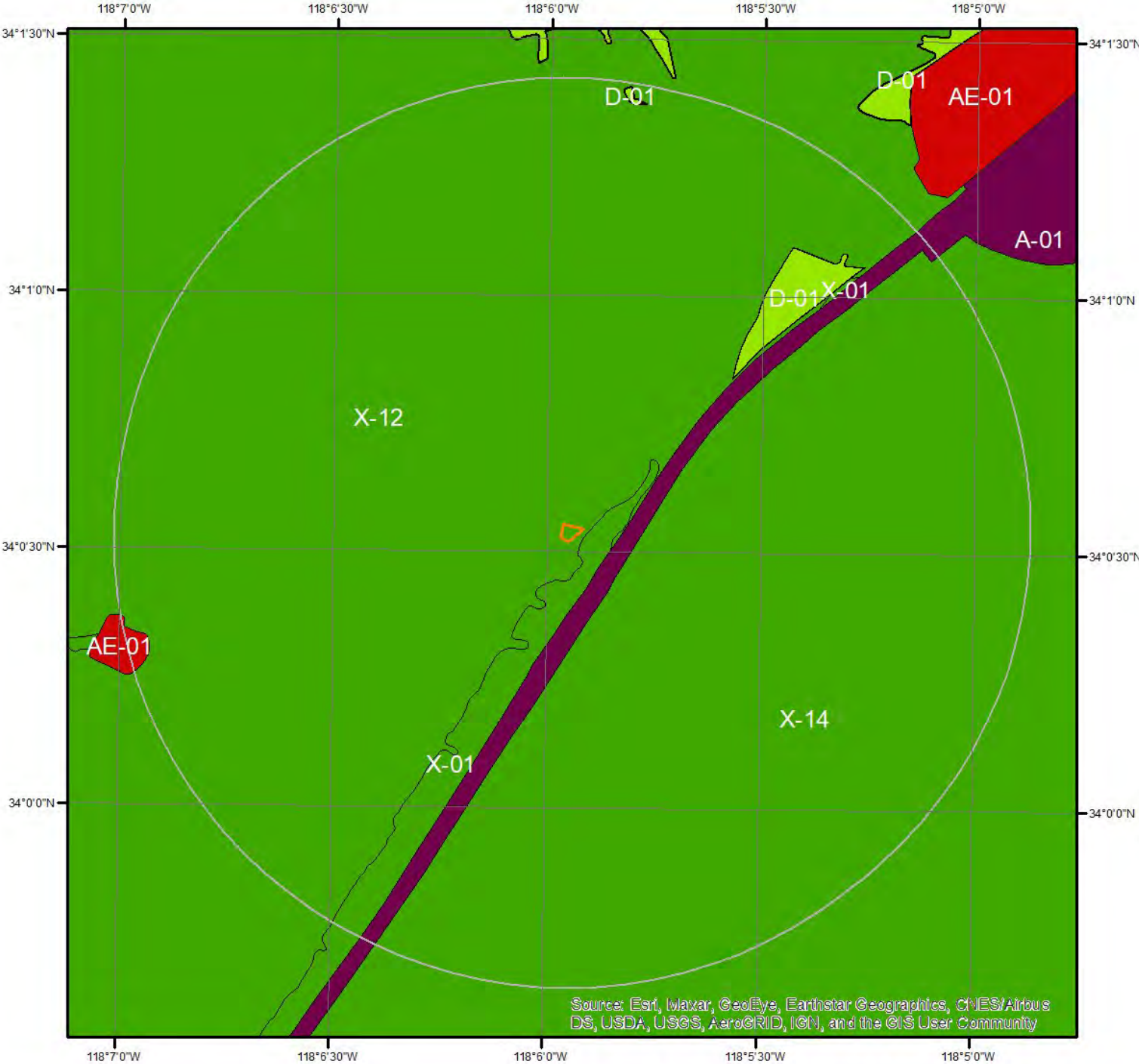


This map shows wetland existence using data from US Fish & Wildlife. Data coverage is shown to the right. Gray indicates no data available in the area.

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



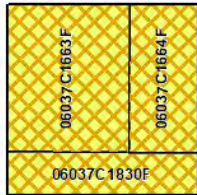
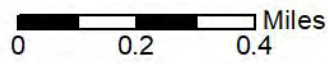
Hydrologic Information



Flood Hazard Zones

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

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



Hydrologic Information

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

Available FIRM Panels in area:	06037C1663F(effective:2008-09-26) 06037C1664F(effective:2008-09-26) 06037C1830F(effective:2008-09-26)
--------------------------------	--

Flood Zone A-01

Zone:	A
Zone subtype:	

Flood Zone AE-01

Zone:	AE
Zone subtype:	

Flood Zone D-01

Zone:	D
Zone subtype:	

Flood Zone X-01

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

Flood Zone X-12

Zone:	X
Zone subtype:	AREA OF MINIMAL FLOOD HAZARD

Flood Zone X-14

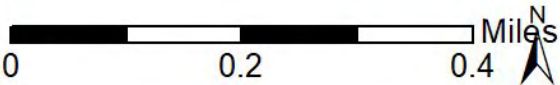
Zone:	X
Zone subtype:	AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

Geologic Information



Geologic Units

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



Geologic Information

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

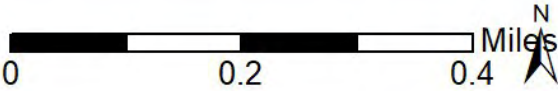
Geologic Unit Q

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

Soil Information



SSURGO Soils



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



Soil Information

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

Map Unit NOTCOM (100.0%)

Map Unit Name:

No Digital Data Available

No more attributes available for this map unit

Wells and Additional Sources



Wells & Additional Sources



0 0.15 0.3 0.6 Miles

- | | |
|--------------------------------|------------------------------------|
| ▲ Sites with Higher Elevation | ▲ OGW Sites with Higher Elevation |
| ■ Sites with Same Elevation | ■ OGW Sites with Same Elevation |
| ▼ Sites with Lower Elevation | ▼ OGW Sites with Lower Elevation |
| ○ Sites with Unknown Elevation | ● OGW Sites with Unknown Elevation |



Wells and Additional Sources Summary

Federal Sources

Public Water Systems Violations and Enforcement Data

Map Key	PWS ID	Distance (ft)	Direction
3	CA1910091	1094.74	NE
22	CA1910153	3204.03	SW

Safe Drinking Water Information System (SDWIS)

Map Key	ID	Distance (ft)	Direction
No records found			

USGS National Water Information System

Map Key	Monitoring Loc Identifier	Distance (ft)	Direction
2	USGS-340043118051301	1000.81	NE
4	USGS-340044118051301	1277.04	NE
5	USGS-340047118054601	1393.10	NE
6	USGS-340020118060101	1427.45	SW
7	USGS-340044118053502	1803.02	NE
7	USGS-340044118053501	1803.02	NE
11	USGS-340048118062501	2751.80	NW
19	USGS-340006118061401	3049.60	SW
30	USGS-340002118061301	3359.66	SSW
66	USGS-340006118051801	3891.06	SE
72	USGS-340050118050901	3983.42	ENE
80	USGS-11102300	4134.50	NE
84	USGS-340110118053001	4191.01	NNE
115	USGS-335948118053501	4632.02	SSE

State Sources

Oil and Gas Wells

Map Key	API No	Distance (ft)	Direction
1	0403705699	220.36	ENE
9	0403713152	2674.28	ENE
12	0403712288	2781.30	N
13	0403712245	2829.31	NE
14	0403711961	2853.17	N
16	0403705233	2970.81	ESE
17	0403712703	3025.75	NNW
18	0403712016	3047.44	NNW
20	0403712329	3160.13	N
21	0403712298	3199.09	NW
24	0403712026	3274.16	NW
25	0403712277	3302.88	NW
26	0403713154	3327.02	N
27	0403713194	3333.05	NNW
28	0403712246	3342.42	NNW
29	0403712792	3346.29	NW
32	0403712011	3450.93	NNE

Wells and Additional Sources Summary

33	0403712043	3461.89	NNW
35	0403712297	3475.56	NW
36	0403711960	3483.04	NNW
37	0403713193	3510.75	NNW
39	0403712294	3554.75	N
40	0403713155	3555.02	NNW
41	0403712267	3559.11	N
42	0403712295	3601.37	N
43	0403705947	3614.04	E
44	0403713185	3629.33	N
45	0403713153	3663.79	NW
46	0403712324	3664.11	NNW
47	0403713192	3672.08	NNW
48	0403712307	3678.66	NNW
49	0403712280	3684.65	NNW
50	0403713190	3696.07	NNW
51	0403712272	3700.96	NNW
52	0403706146	3718.91	SE
53	0403712527	3735.79	N
54	0403712790	3738.71	N
55	0403712285	3739.62	NW
56	0403712010	3760.06	NNE
57	0403712271	3792.51	NNW
58	0403712042	3805.00	NNW
60	0403712301	3816.01	NW
61	0403712319	3829.23	N
62	0403712282	3837.90	NNW
63	0403712279	3842.76	NNW
64	0403712292	3855.51	N
65	0403713197	3879.11	N
67	0403712270	3903.99	NW
68	0403712343	3905.26	N
69	0403712033	3979.01	N
70	0403712797	3981.19	NNW
71	0403713188	3983.32	NNW
73	0403712306	3987.02	NNW
74	0403712344	4021.98	NNE
75	0403713178	4027.40	NW
76	0403713189	4040.64	NW
77	0403712798	4041.37	NNW
78	0403712276	4041.67	NW
79	0403712525	4099.98	NNW
81	0403712022	4142.15	N
83	0403713177	4178.24	N
85	0403713196	4219.86	N
87	0403712704	4224.94	N
88	0403721920	4229.49	N
91	0403713191	4241.32	NNW
92	0403712796	4242.55	NNW
93	0403721922	4243.36	NNW
94	0403712708	4245.93	NW
95	0403706297	4263.58	NW
96	0403712766	4279.08	N
97	0403712296	4281.27	NNW
98	0403713183	4316.75	NNW
99	0403712345	4336.29	N
100	0403712308	4339.38	NW
101	0403706022	4356.94	ENE
102	0403713187	4389.98	NNW
103	0403712521	4400.59	NNW
104	0403712705	4402.67	NW
105	0403712725	4446.36	N
106	0403712723	4459.07	N
107	0403712756	4498.01	N
108	0403705411	4501.75	E
109	0403712021	4520.34	N

Wells and Additional Sources Summary

110	0403713184	4521.05	NNW
111	0403712757	4558.68	N
112	0403712523	4561.12	NNW
113	0403726329	4580.66	N
114	0403712707	4602.34	NW
116	0403713186	4634.32	NNW
117	0403712721	4647.14	NW
118	0403713158	4681.53	NNW
119	0403712598	4701.12	NNW
120	0403712020	4735.47	NNW
121	0403712724	4749.54	N
122	0403712706	4776.84	NW
123	0403712720	4790.88	NW
124	0403712787	4794.41	NNW
125	0403712522	4812.15	NNW
126	0403713157	4842.41	NNW
127	0403712755	4850.13	N
128	0403712709	4860.88	NNW
129	0403712600	4869.21	NNW
130	0403712785	4887.37	NNW
131	0403712599	4915.49	NNW
132	0403713159	4919.50	NNW
133	0403712711	4927.96	NNW
134	0403712722	4936.16	NW
135	0403712749	4938.54	N
136	0403712786	4942.29	NNW
137	0403712746	4955.52	NNE
138	0403712719	4958.83	NW
139	0403712716	4975.96	NW
140	0403712015	4985.50	NNW
141	0403712784	4993.02	NNW
142	0403712014	5033.18	NNW
145	0403712710	5061.90	NNW
146	0403712752	5077.22	N
147	0403712745	5080.39	N
148	0403712524	5081.28	NNW
149	0403711907	5085.47	NW
150	0403720405	5095.74	E
151	0403712549	5102.50	NNW
152	0403705156	5123.50	SSW
153	0403712520	5163.33	NW
154	0403712550	5163.56	NNW
155	0403712743	5202.66	N
156	0403712576	5213.47	NNW
157	0403712548	5242.07	NNW
158	0403712278	5259.63	NNE
159	0403712555	5271.57	NNW

Periodic Groundwater Level Measurement Locations

Map Key	ID	Distance (ft)	Direction
	No records found		

Well Completion Reports

Map Key	WCR No	Distance (ft)	Direction
8	WCR1940-000250	2660.56	ENE
8	WCR1950-001935	2660.56	ENE
8	WCR1776-007994	2660.56	ENE
8	WCR1948-001416	2660.56	ENE
8	WCR2001-011456	2660.56	ENE
8	WCR2001-011461	2660.56	ENE

Wells and Additional Sources Summary

8	WCR1776-008012	2660.56	ENE
8	WCR1956-001636	2660.56	ENE
8	WCR2001-011462	2660.56	ENE
8	WCR2001-011459	2660.56	ENE
8	WCR1970-001775	2660.56	ENE
8	WCR1944-000421	2660.56	ENE
8	WCR1948-001415	2660.56	ENE
8	WCR1944-000325	2660.56	ENE
8	WCR1985-010853	2660.56	ENE
8	WCR1948-000988	2660.56	ENE
8	WCR2001-011460	2660.56	ENE
8	WCR1944-000327	2660.56	ENE
8	WCR1970-001774	2660.56	ENE
8	WCR1776-008009	2660.56	ENE
8	WCR2001-011455	2660.56	ENE
8	WCR1948-000989	2660.56	ENE
8	WCR1953-001652	2660.56	ENE
8	WCR1776-008010	2660.56	ENE
8	WCR1940-000156	2660.56	ENE
8	WCR1973-003510	2660.56	ENE
8	WCR2001-011457	2660.56	ENE
8	WCR1954-002007	2660.56	ENE
8	WCR1776-007995	2660.56	ENE
8	WCR1776-007996	2660.56	ENE
8	WCR1948-000990	2660.56	ENE
8	WCR1936-000198	2660.56	ENE
8	WCR2001-011458	2660.56	ENE
8	WCR1936-000287	2660.56	ENE
8	WCR2001-011463	2660.56	ENE
10	WCR2015-001240	2743.42	WNW
10	WCR2015-001243	2743.42	WNW
10	WCR2004-014974	2743.42	WNW
10	WCR1989-019047	2743.42	WNW
10	WCR1948-001413	2743.42	WNW
10	WCR1948-000987	2743.42	WNW
10	WCR0215796	2743.42	WNW
10	WCR1948-000986	2743.42	WNW
10	WCR1948-001414	2743.42	WNW
10	WCR1989-019046	2743.42	WNW
10	WCR2015-001237	2743.42	WNW
10	WCR2015-001239	2743.42	WNW
10	WCR2014-009282	2743.42	WNW
10	WCR2004-014972	2743.42	WNW
10	WCR1998-010712	2743.42	WNW
10	WCR2004-014973	2743.42	WNW
10	WCR1995-010133	2743.42	WNW
10	WCR2015-001238	2743.42	WNW
10	WCR1956-001635	2743.42	WNW
10	WCR2003-014492	2743.42	WNW
10	WCR2004-014975	2743.42	WNW
10	WCR2000-011929	2743.42	WNW
10	WCR2015-001236	2743.42	WNW
15	WCR2019-010123	2872.23	S
23	WCR2020-004131	3263.55	SW
31	WCR2020-003556	3363.35	WSW
34	WCR2020-003558	3469.17	WSW
38	WCR2020-003557	3544.32	WSW
59	WCR2019-017300	3806.52	ESE
82	WCR2020-004550	4143.32	NW
86	WCR2020-004549	4220.43	NW
89	WCR2020-004546	4239.00	NW
89	WCR2020-004547	4239.00	NW
90	WCR2020-004548	4241.17	NW
143	WCR1945-000443	5051.81	SSE
143	WCR1776-011154	5051.81	SSE
143	WCR2005-013004	5051.81	SSE

Wells and Additional Sources Summary

143	WCR2005-013013	5051.81	SSE
143	WCR2005-012909	5051.81	SSE
143	WCR2016-000282	5051.81	SSE
143	WCR2005-013009	5051.81	SSE
143	WCR2001-011465	5051.81	SSE
143	WCR1955-002562	5051.81	SSE
143	WCR1932-000177	5051.81	SSE
143	WCR2005-013008	5051.81	SSE
143	WCR1932-000101	5051.81	SSE
143	WCR1955-002040	5051.81	SSE
143	WCR1946-000897	5051.81	SSE
143	WCR1929-000484	5051.81	SSE
143	WCR1955-002042	5051.81	SSE
143	WCR1945-000573	5051.81	SSE
143	WCR1929-000229	5051.81	SSE
143	WCR1955-002041	5051.81	SSE
143	WCR1955-002563	5051.81	SSE
143	WCR0304714	5051.81	SSE
143	WCR1954-002009	5051.81	SSE
143	WCR1776-008017	5051.81	SSE
143	WCR2001-011464	5051.81	SSE
143	WCR2005-013010	5051.81	SSE
143	WCR2005-013012	5051.81	SSE
143	WCR2004-016069	5051.81	SSE
143	WCR2005-013005	5051.81	SSE
143	WCR1917-000153	5051.81	SSE
143	WCR2005-012908	5051.81	SSE
143	WCR2016-000283	5051.81	SSE
143	WCR1917-000076	5051.81	SSE
143	WCR2005-013007	5051.81	SSE
143	WCR2005-013011	5051.81	SSE
143	WCR0271440	5051.81	SSE
143	WCR2005-013006	5051.81	SSE
143	WCR2016-000284	5051.81	SSE
143	WCR1946-000703	5051.81	SSE
143	WCR2001-011467	5051.81	SSE
143	WCR2005-012910	5051.81	SSE
143	WCR1776-008016	5051.81	SSE
143	WCR1950-001936	5051.81	SSE
143	WCR1776-011157	5051.81	SSE
144	WCR1945-000444	5057.59	SSW
144	WCR1776-008035	5057.59	SSW
144	WCR1946-000705	5057.59	SSW
144	WCR1776-008037	5057.59	SSW
144	WCR1776-008034	5057.59	SSW
144	WCR1776-008033	5057.59	SSW
144	WCR1776-011846	5057.59	SSW
144	WCR1940-000159	5057.59	SSW
144	WCR1776-008036	5057.59	SSW
144	WCR1948-001419	5057.59	SSW
144	WCR1928-000178	5057.59	SSW
144	WCR1945-000576	5057.59	SSW
144	WCR1928-000374	5057.59	SSW
144	WCR2001-011486	5057.59	SSW
144	WCR1925-000310	5057.59	SSW
144	WCR1921-000085	5057.59	SSW
144	WCR1776-008014	5057.59	SSW
144	WCR1948-001420	5057.59	SSW
144	WCR2001-011485	5057.59	SSW
144	WCR1940-000251	5057.59	SSW
144	WCR2001-011488	5057.59	SSW
144	WCR1776-008038	5057.59	SSW
144	WCR2001-011484	5057.59	SSW
144	WCR1948-000992	5057.59	SSW
144	WCR2001-011487	5057.59	SSW
144	WCR2001-011469	5057.59	SSW

Wells and Additional Sources Summary

144	WCR1946-000899	5057.59	SSW
144	WCR1946-000900	5057.59	SSW
144	WCR0223324	5057.59	SSW
144	WCR1946-000704	5057.59	SSW
144	WCR2001-011468	5057.59	SSW
144	WCR1991-018077	5057.59	SSW
144	WCR1920-000137	5057.59	SSW
144	WCR2013-008912	5057.59	SSW
144	WCR1921-000225	5057.59	SSW
144	WCR1948-000991	5057.59	SSW
144	WCR1987-013723	5057.59	SSW
144	WCR1920-000307	5057.59	SSW

Wells and Additional Sources Detail Report

Public Water Systems Violations and Enforcement Data

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	NE	0.21	1,094.74	213.03	PWSV

Address Line 2: 344 E. MADISON AVE.
State Code: CA
Zip Code: 90640
City Name: MONTEBELLO
Address Line 1: P.O. BOX 279
PWS ID: CA1910091
PWS Type Code: CWS
PWS Type Description: Community Water System
Primary Source Code: GW
Primary Source Desc: Groundwater
PWS Activity Code: A
PWS Activity Description: Active
PWS Deactivation Date:
Phone Number: 323-722-8654

--Details--

Population Served Count: 32219
City Served:
County Served: Los Angeles
State Served: CA
Zip Code Served:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	SW	0.61	3,204.03	218.14	PWSV

Address Line 2:
State Code: CA
Zip Code: 90640
City Name: MONTEBELLO
Address Line 1: 437 BLUFF ROAD
PWS ID: CA1910153
PWS Type Code: CWS
PWS Type Description: Community Water System
Primary Source Code: GW
Primary Source Desc: Groundwater
PWS Activity Code: A
PWS Activity Description: Active
PWS Deactivation Date:
Phone Number: 323-721-4735

Wells and Additional Sources Detail Report

--Details--

Population Served Count: 9574
City Served:
County Served: Los Angeles
State Served: CA
Zip Code Served:

USGS National Water Information System

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
2	NE	0.19	1,000.81	214.02	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	California Coastal Basin aquifers
Well Depth:	300	Aquifer Type:	
Well Depth Unit:	ft	Country Code:	US
Well Hole Depth:	900	Provider Name:	NWIS
W Hole Depth Unit:	ft	County:	LOS ANGELES
Construction Date:		Latitude:	34.0113333
Source Map Scale:	24000	Longitude:	-118.0966667
Monitoring Loc Name:	002S012W12M002S		
Monitoring Loc Identifier:	USGS-340043118051301		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18070105		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	1		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection Mthd:	Mapping grade GPS unit (handheld accuracy range 12 to 40 ft)		
Horiz Coord Refer System:	NAD83		
Vertical Measure:	211		
Vertical Measure Unit:	feet		
Vertical Accuracy:	2.5		
Vertical Accuracy Unit:	feet		
Vertical Collection Mthd:	Interpolated from topographic map.		
Vert Coord Refer System:	NGVD29		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	NE	0.24	1,277.04	214.12	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science	Aquifer Name:	California Coastal Basin aquifers

Wells and Additional Sources Detail Report

Well Depth:	Center	Aquifer Type:	
Well Depth Unit:	250	Country Code:	US
Well Hole Depth:	ft	Provider Name:	NWIS
W Hole Depth Unit:	250	County:	LOS ANGELES
Construction Date:	ft	Latitude:	34.0119819
Source Map Scale:		Longitude:	-118.096191
Monitoring Loc Name:	24000		
Monitoring Loc Identifier:	002S012W12E007S		
Monitoring Loc Type:	USGS-340044118051301		
Monitoring Loc Desc:	Well		
HUC Eight Digit Code:			
Drainage Area:	18070105		
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	.5		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection Mthd:	Mapping grade GPS unit (handheld accuracy range 12 to 40 ft)		
Horiz Coord Refer System:	NAD83		
Vertical Measure:	200		
Vertical Measure Unit:	feet		
Vertical Accuracy:	5		
Vertical Accuracy Unit:	feet		
Vertical Collection Mthd:	Interpolated from topographic map.		
Vert Coord Refer System:	NGVD29		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	NE	0.26	1,393.10	185.53	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	California Coastal Basin aquifers
Well Depth:	250	Aquifer Type:	
Well Depth Unit:	ft	Country Code:	US
Well Hole Depth:	250	Provider Name:	NWIS
W Hole Depth Unit:	ft	County:	LOS ANGELES
Construction Date:		Latitude:	34.0118207
Source Map Scale:	24000	Longitude:	-118.0953409
Monitoring Loc Name:	002S012W12E008S		
Monitoring Loc Identifier:	USGS-340047118054601		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18070105		
Drainage Area:			
Drainage Area Unit:			

Wells and Additional Sources Detail Report

Contrib Drainage Area:
 Contrib Drainage Area Unit:
 Horizontal Accuracy: .5
 Horizontal Accuracy Unit: seconds
 Horizontal Collection Mthd: Mapping grade GPS unit (handheld accuracy range 12 to 40 ft)
 Horiz Coord Refer System: NAD83
 Vertical Measure: 200
 Vertical Measure Unit: feet
 Vertical Accuracy: 20
 Vertical Accuracy Unit: feet
 Vertical Collection Mthd: Interpolated from topographic map.
 Vert Coord Refer System: NGVD29

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	SW	0.27	1,427.45	205.37	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	California Coastal Basin aquifers
Well Depth:	380	Aquifer Type:	
Well Depth Unit:	ft	Country Code:	US
Well Hole Depth:	400	Provider Name:	NWIS
W Hole Depth Unit:	ft	County:	LOS ANGELES
Construction Date:	19890802	Latitude:	34.0055
Source Map Scale:	24000	Longitude:	-118.1020278
Monitoring Loc Name:	002S012W11R004S		
Monitoring Loc Identifier:	USGS-340020118060101		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18070105		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	1		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection Mthd:	Mapping grade GPS unit (handheld accuracy range 12 to 40 ft)		
Horiz Coord Refer System:	NAD83		
Vertical Measure:	170		
Vertical Measure Unit:	feet		
Vertical Accuracy:	10		
Vertical Accuracy Unit:	feet		
Vertical Collection Mthd:	Interpolated from topographic map.		
Vert Coord Refer System:	NGVD29		

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	NE	0.34	1,803.02	179.51	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	California Coastal Basin aquifers
Well Depth:	280	Aquifer Type:	
Well Depth Unit:	ft	Country Code:	US
Well Hole Depth:	280	Provider Name:	NWIS
W Hole Depth Unit:	ft	County:	LOS ANGELES
Construction Date:		Latitude:	34.0122346
Source Map Scale:	24000	Longitude:	-118.0939576
Monitoring Loc Name:	002S012W12E006S		
Monitoring Loc Identifier:	USGS-340044118053502		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18070105		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	1		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection Mthd:	Interpolated from MAP.		
Horiz Coord Refer System:	NAD83		
Vertical Measure:	200		
Vertical Measure Unit:	feet		
Vertical Accuracy:	10		
Vertical Accuracy Unit:	feet		
Vertical Collection Mthd:	Interpolated from topographic map.		
Vert Coord Refer System:	NGVD29		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	NE	0.34	1,803.02	179.51	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	California Coastal Basin aquifers
Well Depth:	302	Aquifer Type:	
Well Depth Unit:	ft	Country Code:	US
Well Hole Depth:	302	Provider Name:	NWIS
W Hole Depth Unit:	ft	County:	LOS ANGELES
Construction Date:		Latitude:	34.0122346
Source Map Scale:	24000	Longitude:	-118.0939576
Monitoring Loc Name:	002S012W12E005S		

Wells and Additional Sources Detail Report

Monitoring Loc Identifier: USGS-340044118053501
 Monitoring Loc Type: Well
 Monitoring Loc Desc:
 HUC Eight Digit Code: 18070105
 Drainage Area:
 Drainage Area Unit:
 Contrib Drainage Area:
 Contrib Drainage Area Unit:
 Horizontal Accuracy: 1
 Horizontal Accuracy Unit: seconds
 Horizontal Collection Mthd: Interpolated from MAP.
 Horiz Coord Refer System: NAD83
 Vertical Measure: 200
 Vertical Measure Unit: feet
 Vertical Accuracy: 10
 Vertical Accuracy Unit: feet
 Vertical Collection Mthd: Interpolated from topographic map.
 Vert Coord Refer System: NGVD29

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	NW	0.52	2,751.80	202.11	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	California Coastal Basin aquifers
Well Depth:	680	Aquifer Type:	
Well Depth Unit:	ft	Country Code:	US
Well Hole Depth:	680	Provider Name:	NWIS
W Hole Depth Unit:	ft	County:	LOS ANGELES
Construction Date:	19981005	Latitude:	34.0133333
Source Map Scale:	24000	Longitude:	-118.1069444
Monitoring Loc Name:	002S012W11G001S		
Monitoring Loc Identifier:	USGS-340048118062501		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18070105		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	.5		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection Mthd:	Mapping grade GPS unit (handheld accuracy range 12 to 40 ft)		
Horiz Coord Refer System:	NAD83		

Wells and Additional Sources Detail Report

Vertical Measure: 200
 Vertical Measure Unit: feet
 Vertical Accuracy: 10
 Vertical Accuracy Unit: feet
 Vertical Collection Mthd: Interpolated from topographic map.
 Vert Coord Refer System: NGVD29

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
19	SW	0.58	3,049.60	215.84	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	California Coastal Basin aquifers
Well Depth:	364	Aquifer Type:	
Well Depth Unit:	ft	Country Code:	US
Well Hole Depth:	364	Provider Name:	NWIS
W Hole Depth Unit:	ft	County:	LOS ANGELES
Construction Date:		Latitude:	34.0016796
Source Map Scale:	24000	Longitude:	-118.1047912
Monitoring Loc Name:	002S012W14B008S		
Monitoring Loc Identifier:	USGS-340006118061401		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18070105		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	1		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection Mthd:	Interpolated from MAP.		
Horiz Coord Refer System:	NAD83		
Vertical Measure:	195		
Vertical Measure Unit:	feet		
Vertical Accuracy:	10		
Vertical Accuracy Unit:	feet		
Vertical Collection Mthd:	Interpolated from topographic map.		
Vert Coord Refer System:	NGVD29		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
30	SSW	0.64	3,359.66	193.89	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	California Coastal Basin aquifers

Wells and Additional Sources Detail Report

Well Depth:	398	Aquifer Type:	
Well Depth Unit:	ft	Country Code:	US
Well Hole Depth:	398	Provider Name:	NWIS
W Hole Depth Unit:	ft	County:	LOS ANGELES
Construction Date:		Latitude:	34.0005685
Source Map Scale:	24000	Longitude:	-118.1045134
Monitoring Loc Name:	002S012W14B002S		
Monitoring Loc Identifier:	USGS-340002118061301		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18070105		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	5		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection Mthd:	Interpolated from MAP.		
Horiz Coord Refer System:	NAD83		
Vertical Measure:	170		
Vertical Measure Unit:	feet		
Vertical Accuracy:	2.5		
Vertical Accuracy Unit:	feet		
Vertical Collection Mthd:	Interpolated from topographic map.		
Vert Coord Refer System:	NGVD29		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
66	SE	0.74	3,891.06	173.06	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	California Coastal Basin aquifers
Well Depth:	425	Aquifer Type:	
Well Depth Unit:	ft	Country Code:	US
Well Hole Depth:	425	Provider Name:	NWIS
W Hole Depth Unit:	ft	County:	LOS ANGELES
Construction Date:		Latitude:	34.0016794
Source Map Scale:	24000	Longitude:	-118.0892351
Monitoring Loc Name:	002S012W13D007S		
Monitoring Loc Identifier:	USGS-340006118051801		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18070105		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			

Wells and Additional Sources Detail Report

Contrib Drainage Area
Unit:
Horizontal Accuracy: 1
Horizontal Accuracy Unit: seconds
Horizontal Collection Mthd: Interpolated from MAP.
Horiz Coord Refer System: NAD83
Vertical Measure: 170
Vertical Measure Unit: feet
Vertical Accuracy: 10
Vertical Accuracy Unit: feet
Vertical Collection Mthd: Interpolated from topographic map.
Vert Coord Refer System: NGVD29

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
72	ENE	0.75	3,983.42	184.06	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	California Coastal Basin aquifers
Well Depth:	452	Aquifer Type:	
Well Depth Unit:	ft	Country Code:	US
Well Hole Depth:	452	Provider Name:	NWIS
W Hole Depth Unit:	ft	County:	LOS ANGELES
Construction Date:		Latitude:	34.0139011
Source Map Scale:	24000	Longitude:	-118.086735
Monitoring Loc Name:	002S012W12E002S		
Monitoring Loc Identifier:	USGS-340050118050901		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18070105		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	1		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection Mthd:	Interpolated from MAP.		
Horiz Coord Refer System:	NAD83		
Vertical Measure:			
Vertical Measure Unit:			
Vertical Accuracy:			
Vertical Accuracy Unit:			
Vertical Collection Mthd:			
Vert Coord Refer System:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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Wells and Additional Sources Detail Report

80 NE 0.78 4,134.50 182.12 FED USGS

Organiz Identifier: USGS-CA Formation Type:
 Organiz Name: USGS California Water Science Center Aquifer Name:
 Well Depth: Aquifer Type:
 Well Depth Unit: Country Code: US
 Well Hole Depth: Provider Name: NWIS
 W Hole Depth Unit: County: LOS ANGELES
 Construction Date: Latitude: 34.0166788
 Source Map Scale: Longitude: -118.0884018
 Monitoring Loc Name: RIO HONDO BL WHITTIER NARROWS DAM CA
 Monitoring Loc Identifier: USGS-11102300
 Monitoring Loc Type: Stream
 Monitoring Loc Desc:
 HUC Eight Digit Code: 18070105
 Drainage Area: 124
 Drainage Area Unit: sq mi
 Contrib Drainage Area:
 Contrib Drainage Area Unit:
 Horizontal Accuracy: 5
 Horizontal Accuracy Unit: seconds
 Horizontal Collection Mthd: Interpolated from MAP.
 Horiz Coord Refer System: NAD83
 Vertical Measure:
 Vertical Measure Unit:
 Vertical Accuracy:
 Vertical Accuracy Unit:
 Vertical Collection Mthd:
 Vert Coord Refer System:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
84	NNE	0.79	4,191.01	208.05	FED USGS

Organiz Identifier: USGS-CA Formation Type:
 Organiz Name: USGS California Water Science Center Aquifer Name: California Coastal Basin aquifers
 Well Depth: 476 Aquifer Type:
 Well Depth Unit: ft Country Code: US
 Well Hole Depth: 486 Provider Name: NWIS
 W Hole Depth Unit: ft County: LOS ANGELES
 Construction Date: Latitude: 34.0194565
 Source Map Scale: 24000 Longitude: -118.0925687
 Monitoring Loc Name: 002S012W01P002S
 Monitoring Loc Identifier: USGS-340110118053001

Wells and Additional Sources Detail Report

Monitoring Loc Type: Well
 Monitoring Loc Desc:
 HUC Eight Digit Code: 18070105
 Drainage Area:
 Drainage Area Unit:
 Contrib Drainage Area:
 Contrib Drainage Area Unit:
 Horizontal Accuracy: 1
 Horizontal Accuracy Unit: seconds
 Horizontal Collection Mthd: Interpolated from MAP.
 Horiz Coord Refer System: NAD83
 Vertical Measure:
 Vertical Measure Unit:
 Vertical Accuracy:
 Vertical Accuracy Unit:
 Vertical Collection Mthd:
 Vert Coord Refer System:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
115	SSE	0.88	4,632.02	173.33	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	California Coastal Basin aquifers
Well Depth:	474	Aquifer Type:	
Well Depth Unit:	ft	Country Code:	US
Well Hole Depth:	474	Provider Name:	NWIS
W Hole Depth Unit:	ft	County:	LOS ANGELES
Construction Date:		Latitude:	33.9966796
Source Map Scale:	24000	Longitude:	-118.0939574
Monitoring Loc Name:	002S012W13L005S		
Monitoring Loc Identifier:	USGS-335948118053501		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18070105		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	1		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection Mthd:	Interpolated from MAP.		
Horiz Coord Refer System:	NAD83		
Vertical Measure:	170		

Wells and Additional Sources Detail Report

Vertical Measure Unit: feet
 Vertical Accuracy: 2.5
 Vertical Accuracy Unit: feet
 Vertical Collection Mthd: Interpolated from topographic map.
 Vert Coord Refer System: NGVD29

Oil and Gas Wells

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	ENE	0.04	220.36	180.72	OGW

API No:	0403705699	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	R1400
Well No:	1	Operator Name:	Rex Oil Co.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Any Field
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Lease by Rex Oil Co.	Section:	12
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.00918579
Confidential:		Long83:	-118.09781647
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	ENE	0.51	2,674.28	181.77	OGW

API No:	0403713152	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	09194
Well No:	1	Operator Name:	Whittier Narrows Oil Co.

Wells and Additional Sources Detail Report

Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Beverly Road Operating Unit	Section:	12
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01226425
Confidential:		Long83:	-118.0905838
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
12	N	0.53	2,781.30	210.57	OGW

API No:	0403712288	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	01561
Well No:	1	Operator Name:	Chemical Oil Co.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Chemiculture	Section:	12
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01686859

Wells and Additional Sources Detail Report

Confidential:		Long83:	-118.09897614
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	NE	0.54	2,829.31	198.42	OGW

API No:	0403712245	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	00240
Well No:	1	Operator Name:	Allied Petroleum Corp
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Germain	Section:	12
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01499939
Confidential:		Long83:	-118.09249878
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
14	N	0.54	2,853.17	210.96	OGW

API No:	0403711961	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	C9100

Wells and Additional Sources Detail Report

Well No:	1	Operator Name:	Crown Central Petro. Corp.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Robinson	Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01706314
Confidential:		Long83:	-118.09888458
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
16	ESE	0.56	2,970.81	172.00	OGW

API No:	0403705233	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	00930
Well No:	1	Operator Name:	British-American Oil Producing Co.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	DH	District:	Southern
Well Type Desc:	Dry Hole	Geo District:	
Well Symbol:	PluggedDH	Field Code:	
Well Sym Desc:		Field Name:	Any Field
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Pico	Section:	12
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	

Wells and Additional Sources Detail Report

Dryhole:		Lat83:	34.00436401
Confidential:		Long83:	-118.09050751
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
17	NNW	0.57	3,025.75	210.01	OGW

API No:	0403712703	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	1	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Groen	Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01715088
Confidential:		Long83:	-118.10235596
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
18	NNW	0.58	3,047.44	209.97	OGW

API No:	0403712016	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	

Wells and Additional Sources Detail Report

OID:	Operator Code: 05091
Well No: 3	Operator Name: L. G. Larson Drilling Co.
Well Status: Plugged	Operator St:
Well Stat Desc: Plugged	County APIC:
Well Type: OG	District: Southern
Well Type Desc: OG	Geo District:
Well Symbol: PluggedOG	Field Code:
Well Sym Desc:	Field Name: Montebello
Release Date:	Area Code:
Completion Date:	Area Name: Any Area
Abandoned Date:	County Name: Los Angeles
Lease Name: Van Dusen	Section: 11
Elevation:	Township: 02S
Total Depth:	Range: 12W
Redrilled Depth:	Lat27:
Redrill Cancel Flag:	Long27:
Dryhole:	Lat83: 34.01623535
Confidential:	Long83: -118.10482788
Confidential Well: No	Base Meridian: SB
Directional Drilled: No	GIS Source Code: hud
Hydr Fractured:	
Location:	
Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps	
URL:	

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
20	N	0.60	3,160.13	211.99	OGW

API No: 0403712329	Directional:
All Well Key:	BLM Well:
OP Well ID:	EPA Well:
OID:	Operator Code: R3900
Well No: 1	Operator Name: Rothschild Oil Co.
Well Status: Plugged	Operator St:
Well Stat Desc: Plugged	County APIC:
Well Type: OG	District: Southern
Well Type Desc: OG	Geo District:
Well Symbol: PluggedOG	Field Code:
Well Sym Desc:	Field Name: Montebello
Release Date:	Area Code:
Completion Date:	Area Name: Any Area
Abandoned Date:	County Name: Los Angeles
Lease Name: Crestline-Pedro	Section: 02
Elevation:	Township: 02S
Total Depth:	Range: 12W
Redrilled Depth:	Lat27:

Wells and Additional Sources Detail Report

Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01779175
Confidential:		Long83:	-118.10106659
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	NW	0.61	3,199.09	207.40	OGW

API No:	0403712298	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	02074
Well No:	2	Operator Name:	David R. Faries, Trustee
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Fremont	Section:	12
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01554108
Confidential:		Long83:	-118.10666656
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
24	NW	0.62	3,274.16	211.06	OGW

API No:	0403712026	Directional:	
All Well Key:		BLM Well:	

Wells and Additional Sources Detail Report

OP Well ID: OID: Well No: 1 Well Status: Plugged Well Stat Desc: Plugged Well Type: OG Well Type Desc: OG Well Symbol: PluggedOG Well Sym Desc: Release Date: Completion Date: Abandoned Date: Lease Name: Zinn Elevation: Total Depth: Redrilled Depth: Redrill Cancel Flag: Dryhole: Confidential: Confidential Well: No Directional Drilled: No Hydr Fractured: Location: Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps URL:	EPA Well: Operator Code: 05576 Operator Name: M. O. C. Oil Co. Operator St: County APIC: District: Southern Geo District: Field Code: Field Name: Montebello Area Code: Area Name: Any Area County Name: Los Angeles Section: 11 Township: 02S Range: 12W Lat27: Long27: Lat83: 34.01646805 Long83: -118.10573578 Base Meridian: SB GIS Source Code: hud
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Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
25	NW	0.63	3,302.88	208.05	OGW

API No: 0403712277 All Well Key: OP Well ID: OID: Well No: RYDER Well Status: Plugged Well Stat Desc: Plugged Well Type: OG Well Type Desc: OG Well Symbol: PluggedOG Well Sym Desc: Release Date: Completion Date: Abandoned Date: Lease Name: Lease by British-American Oil Producing Co. Elevation: Total Depth:	Directional: BLM Well: EPA Well: Operator Code: 00930 Operator Name: British-American Oil Producing Co. Operator St: County APIC: District: Southern Geo District: Field Code: Field Name: Montebello Area Code: Area Name: Any Area County Name: Los Angeles Section: 11 Township: 02S Range: 12W
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Wells and Additional Sources Detail Report

Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01571655
Confidential:		Long83:	-118.10694122
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
26	N	0.63	3,327.02	215.19	OGW

API No:	0403713154	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	09354
Well No:	1	Operator Name:	Wood-Callahan
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Grant	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01834869
Confidential:		Long83:	-118.10012817
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
27	NNW	0.63	3,333.05	211.43	OGW

API No:	0403713194	Directional:	
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Wells and Additional Sources Detail Report

All Well Key: OP Well ID: OID: Well No: 3 Well Status: Plugged Well Stat Desc: Plugged Well Type: OG Well Type Desc: OG Well Symbol: PluggedOG Well Sym Desc: Release Date: Completion Date: Abandoned Date: Lease Name: United Montebello Elevation: Total Depth: Redrilled Depth: Redrill Cancel Flag: Dryhole: Confidential: Confidential Well: No Directional Drilled: No Hydr Fractured: Location: Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps URL:	BLM Well: EPA Well: Operator Code: 08659 Operator Name: United Montebello Oil Co. Operator St: County APIC: District: Southern Geo District: Field Code: Field Name: Montebello Area Code: Area Name: Any Area County Name: Los Angeles Section: 11 Township: 02S Range: 12W Lat27: Long27: Lat83: 34.01760101 Long83: -118.10378265 Base Meridian: SB GIS Source Code: hud
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Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
28	NNW	0.63	3,342.42	211.95	OGW

API No: 0403712246 All Well Key: OP Well ID: OID: Well No: 1 Well Status: Plugged Well Stat Desc: Plugged Well Type: OG Well Type Desc: OG Well Symbol: PluggedOG Well Sym Desc: Release Date: Completion Date: Abandoned Date: Lease Name: Angle Elevation:	Directional: BLM Well: EPA Well: Operator Code: 00364 Operator Name: Angle Oil Corp. Operator St: County APIC: District: Southern Geo District: Field Code: Field Name: Montebello Area Code: Area Name: Any Area County Name: Los Angeles Section: 11 Township: 02S
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Wells and Additional Sources Detail Report

Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01739502
Confidential:		Long83:	-118.10437012
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
29	NW	0.63	3,346.29	212.56	OGW

API No:	0403712792	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	1	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Burke	Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01678467
Confidential:		Long83:	-118.10561371
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
32	NNE	0.65	3,450.93	215.39	OGW

Wells and Additional Sources Detail Report

API No:	0403712011	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	E3700
Well No:	2	Operator Name:	Exxon Mobil Corporation
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Trustee	Section:	12
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01834106
Confidential:		Long83:	-118.09613037
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
33	NNW	0.66	3,461.89	214.68	OGW

API No:	0403712043	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	06961
Well No:	2	Operator Name:	Pueblo Oil Corp.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Pueblo	Section:	11

Wells and Additional Sources Detail Report

Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01745605
Confidential:		Long83:	-118.10505676
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
35	NW	0.66	3,475.56	213.55	OGW

API No:	0403712297	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	02074
Well No:	1	Operator Name:	David R. Faries, Trustee
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Fremont	Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.0167923
Confidential:		Long83:	-118.10632324
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NNW	0.66	3,483.04	214.95	OGW

Wells and Additional Sources Detail Report

API No:	0403711960	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	C9100
Well No:	1	Operator Name:	Crown Central Petro. Corp.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Howell	Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01828766
Confidential:		Long83:	-118.10303497
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
37	NNW	0.66	3,510.75	215.61	OGW

API No:	0403713193	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	08659
Well No:	2	Operator Name:	United Montebello Oil Co.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles

Wells and Additional Sources Detail Report

Lease Name:	United Montebello	Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01797867
Confidential:		Long83:	-118.10420227
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
39	N	0.67	3,554.75	224.97	OGW

API No:	0403712294	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	02502
Well No:	1	Operator Name:	East Montebello Oil Co.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Rissinger	Section:	12
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01896286
Confidential:		Long83:	-118.09829712
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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Wells and Additional Sources Detail Report

40	NNW	0.67	3,555.02	217.22	OGW
API No:	0403713155	Directional:			
All Well Key:		BLM Well:			
OP Well ID:		EPA Well:			
OID:		Operator Code:	09354		
Well No:	1	Operator Name:	Wood-Callahan		
Well Status:	Plugged	Operator St:			
Well Stat Desc:	Plugged	County APIC:			
Well Type:	OG	District:	Southern		
Well Type Desc:	OG	Geo District:			
Well Symbol:	PluggedOG	Field Code:			
Well Sym Desc:		Field Name:	Montebello		
Release Date:		Area Code:			
Completion Date:		Area Name:	Any Area		
Abandoned Date:		County Name:	Los Angeles		
Lease Name:	Marcotte	Section:	11		
Elevation:		Township:	02S		
Total Depth:		Range:	12W		
Redrilled Depth:		Lat27:			
Redrill Cancel Flag:		Long27:			
Dryhole:		Lat83:	34.0182724		
Confidential:		Long83:	-118.10375977		
Confidential Well:	No	Base Meridian:	SB		
Directional Drilled:	No	GIS Source Code:	hud		
Hydr Fractured:					
Location:					
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps				
URL:					
Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
41	N	0.67	3,559.11	223.41	OGW
API No:	0403712267	Directional:			
All Well Key:		BLM Well:			
OP Well ID:		EPA Well:			
OID:		Operator Code:	00604		
Well No:	1	Operator Name:	Bakersfield-Montebello Oil Co.		
Well Status:	Plugged	Operator St:			
Well Stat Desc:	Plugged	County APIC:			
Well Type:	OG	District:	Southern		
Well Type Desc:	OG	Geo District:			
Well Symbol:	PluggedOG	Field Code:			
Well Sym Desc:		Field Name:	Montebello		
Release Date:		Area Code:			
Completion Date:		Area Name:	Any Area		

Wells and Additional Sources Detail Report

Abandoned Date:		County Name:	Los Angeles
Lease Name:	Thill	Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.0189743
Confidential:		Long83:	-118.1003418
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
42	N	0.68	3,601.37	224.94	OGW

API No:	0403712295	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	02502
Well No:	2	Operator Name:	East Montebello Oil Co.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Rissinger	Section:	12
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01905441
Confidential:		Long83:	-118.09786987
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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Wells and Additional Sources Detail Report

43 E 0.68 3,614.04 182.09 OGW

API No:	0403705947	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	C5640
Well No:	1	Operator Name:	Chevron U.S.A. Inc.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	DH	District:	Southern
Well Type Desc:	Dry Hole	Geo District:	
Well Symbol:	PluggedDH	Field Code:	
Well Sym Desc:		Field Name:	Any Field
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Arma Comm.	Section:	12
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.00986862
Confidential:		Long83:	-118.0866394
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
44	N	0.69	3,629.33	226.82	OGW

API No:	0403713185	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	1	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	GS	District:	Southern
Well Type Desc:	GS	Geo District:	
Well Symbol:	PluggedGS	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	

Wells and Additional Sources Detail Report

Completion Date:	Area Name:	West
Abandoned Date:	County Name:	Los Angeles
Lease Name: Travis	Section:	11
Elevation:	Township:	02S
Total Depth:	Range:	12W
Redrilled Depth:	Lat27:	
Redrill Cancel Flag:	Long27:	
Dryhole:	Lat83:	34.01920319
Confidential:	Long83:	-118.09952545
Confidential Well: No	Base Meridian:	SB
Directional Drilled: No	GIS Source Code:	hud
Hydr Fractured:		
Location:		
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps	
URL:		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
45	NW	0.69	3,663.79	215.91	OGW

API No:	0403713153	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	09308
Well No: 1		Operator Name:	Winlock Oil Co.
Well Status: Plugged		Operator St:	
Well Stat Desc: Plugged		County APIC:	
Well Type: OG		District:	Southern
Well Type Desc: OG		Geo District:	
Well Symbol: PluggedOG		Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name: Caneer		Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01701355
Confidential:		Long83:	-118.106987
Confidential Well: No		Base Meridian:	SB
Directional Drilled: No		GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
46	NNW	0.69	3,664.11	218.66	OGW
API No: 0403712324 All Well Key: OP Well ID: OID: Well No: 1 Well Status: Plugged Well Stat Desc: Plugged Well Type: OG Well Type Desc: OG Well Symbol: PluggedOG Well Sym Desc: Release Date: Completion Date: Abandoned Date: Lease Name: Crestline-Montebello Elevation: Total Depth: Redrilled Depth: Redrill Cancel Flag: Dryhole: Confidential: Confidential Well: No Directional Drilled: No Hydr Fractured: Location: Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps URL: Directional: BLM Well: EPA Well: Operator Code: 03872 Operator Name: Harry S. Rothschild Operator St: County APIC: District: Southern Geo District: Field Code: Field Name: Montebello Area Code: Area Name: Any Area County Name: Los Angeles Section: 11 Township: 02S Range: 12W Lat27: Long27: Lat83: 34.01792908 Long83: -118.10540771 Base Meridian: SB GIS Source Code: hud					

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
47	NNW	0.70	3,672.08	222.53	OGW
API No: 0403713192 All Well Key: OP Well ID: OID: Well No: 1 Well Status: Plugged Well Stat Desc: Plugged Well Type: OG Well Type Desc: OG Well Symbol: PluggedOG Well Sym Desc: Directional: BLM Well: EPA Well: Operator Code: 08659 Operator Name: United Montebello Oil Co. Operator St: County APIC: District: Southern Geo District: Field Code: Field Name: Montebello					

Wells and Additional Sources Detail Report

Release Date:	Area Code:
Completion Date:	Area Name: Any Area
Abandoned Date:	County Name: Los Angeles
Lease Name: United Montebello	Section: 11
Elevation:	Township: 02S
Total Depth:	Range: 12W
Redrilled Depth:	Lat27:
Redrill Cancel Flag:	Long27:
Dryhole:	Lat83: 34.01852036
Confidential:	Long83: -118.10404968
Confidential Well: No	Base Meridian: SB
Directional Drilled: No	GIS Source Code: hud
Hydr Fractured:	
Location:	
Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps	
URL:	

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
48	NNW	0.70	3,678.66	223.02	OGW

API No: 0403712307	Directional:
All Well Key:	BLM Well:
OP Well ID:	EPA Well:
OID:	Operator Code: 03522
Well No: 2	Operator Name: Graham-Loftus Oil Corp.
Well Status: Plugged	Operator St:
Well Stat Desc: Plugged	County APIC:
Well Type: OG	District: Southern
Well Type Desc: OG	Geo District:
Well Symbol: PluggedOG	Field Code:
Well Sym Desc:	Field Name: Montebello
Release Date:	Area Code:
Completion Date:	Area Name: Any Area
Abandoned Date:	County Name: Los Angeles
Lease Name: Coffman	Section: 11
Elevation:	Township: 02S
Total Depth:	Range: 12W
Redrilled Depth:	Lat27:
Redrill Cancel Flag:	Long27:
Dryhole:	Lat83: 34.01892853
Confidential:	Long83: -118.10274506
Confidential Well: No	Base Meridian: SB
Directional Drilled: No	GIS Source Code: hud
Hydr Fractured:	
Location:	
Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps	

Wells and Additional Sources Detail Report

URL:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
49	NNW	0.70	3,684.65	219.52	OGW

API No:	0403712280	Directional:		
All Well Key:		BLM Well:		
OP Well ID:		EPA Well:		
OID:		Operator Code:	07540	
Well No:	1	Operator Name:	S. M. Brooks & Assoc.	
Well Status:	Plugged	Operator St:		
Well Stat Desc:	Plugged	County APIC:		
Well Type:	OG	District:	Southern	
Well Type Desc:	OG	Geo District:		
Well Symbol:	PluggedOG	Field Code:		
Well Sym Desc:		Field Name:	Montebello	
Release Date:		Area Code:		
Completion Date:		Area Name:	Any Area	
Abandoned Date:		County Name:	Los Angeles	
Lease Name:	Nash	Section:	11	
Elevation:		Township:	02S	
Total Depth:		Range:	12W	
Redrilled Depth:		Lat27:		
Redrill Cancel Flag:		Long27:		
Dryhole:		Lat83:	34.01800537	
Confidential:		Long83:	-118.10538483	
Confidential Well:	No	Base Meridian:	SB	
Directional Drilled:	No	GIS Source Code:	hud	
Hydr Fractured:				
Location:				
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps			
URL:				

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
50	NNW	0.70	3,696.07	219.63	OGW

API No:	0403713190	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	6	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	

Wells and Additional Sources Detail Report

Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Wilcox	Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01765823
Confidential:		Long83:	-118.10612488
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
51	NNW	0.70	3,700.96	228.14	OGW

API No:	0403712272	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	00782
Well No:	2	Operator Name:	Beverly-Montebello Oil Co.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Beverly-Montebello	Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01919174
Confidential:		Long83:	-118.10178375
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			

Wells and Additional Sources Detail Report

Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps
URL:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
52	SE	0.70	3,718.91	171.39	OGW

API No:	0403706146	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	C5640
Well No:	1	Operator Name:	Chevron U.S.A. Inc.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	DH	District:	Southern
Well Type Desc:	Dry Hole	Geo District:	
Well Symbol:	PluggedDH	Field Code:	
Well Sym Desc:		Field Name:	Any Field
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Patterson	Section:	13
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.00052261
Confidential:		Long83:	-118.09169769
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
53	N	0.71	3,735.79	229.80	OGW

API No:	0403712527	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	C5640
Well No:	1	Operator Name:	Chevron U.S.A. Inc.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	

Wells and Additional Sources Detail Report

Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Oswald-Stephens	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01943588
Confidential:		Long83:	-118.10066223
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
54	N	0.71	3,738.71	230.19	OGW

API No:	0403712790	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	1	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	GS	District:	Southern
Well Type Desc:	GS	Geo District:	
Well Symbol:	PluggedGS	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	West
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Bartlett	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01939392
Confidential:		Long83:	-118.10112762
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			

Wells and Additional Sources Detail Report

Location:

Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps

URL:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
55	NW	0.71	3,739.62	217.39	OGW

API No: 0403712285

All Well Key:

OP Well ID:

OID:

Well No:

1

Well Status:

Plugged

Well Stat Desc:

Plugged

Well Type:

OG

Well Type Desc:

OG

Well Symbol:

PluggedOG

Well Sym Desc:

Release Date:

Completion Date:

Abandoned Date:

Lease Name:

Star Caneer

Elevation:

Total Depth:

Redrilled Depth:

Redrill Cancel Flag:

Dryhole:

Confidential:

Confidential Well:

No

Directional Drilled:

No

Hydr Fractured:

Location:

Source83 Desc:

Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps

URL:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
56	NNE	0.71	3,760.06	220.21	OGW

API No: 0403712010

All Well Key:

OP Well ID:

OID:

Well No:

1

Well Status:

Plugged

Well Stat Desc:

Plugged

Well Type:

OG

Directional:

BLM Well:

EPA Well:

Operator Code:

E3700

Operator Name:

Exxon Mobil Corporation

Operator St:

County APIC:

District:

Southern

Wells and Additional Sources Detail Report

Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Trustee	Section:	12
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01916122
Confidential:		Long83:	-118.09586334
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	NNW	0.72	3,792.51	226.89	OGW

API No:	0403712271	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	00782
Well No:	1	Operator Name:	Beverly-Montebello Oil Co.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Beverly-Montebello	Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01887894
Confidential:		Long83:	-118.10404968
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud

Wells and Additional Sources Detail Report

Hydr Fractured:

Location:

Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps

URL:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
58	NNW	0.72	3,805.00	224.98	OGW

API No: 0403712042

Directional:

All Well Key:

BLM Well:

OP Well ID:

EPA Well:

OID:

Operator Code: 06961

Well No: 1

Operator Name: Pueblo Oil Corp.

Well Status: Plugged

Operator St:

Well Stat Desc: Plugged

County APIC:

Well Type: OG

District: Southern

Well Type Desc: OG

Geo District:

Well Symbol: PluggedOG

Field Code:

Well Sym Desc:

Field Name: Montebello

Release Date:

Area Code:

Completion Date:

Area Name: Any Area

Abandoned Date:

County Name: Los Angeles

Lease Name: Pueblo

Section: 11

Elevation:

Township: 02S

Total Depth:

Range: 12W

Redrilled Depth:

Lat27:

Redrill Cancel Flag:

Long27:

Dryhole:

Lat83: 34.01863861

Confidential:

Long83: -118.10479736

Confidential Well: No

Base Meridian: SB

Directional Drilled: No

GIS Source Code: hud

Hydr Fractured:

Location:

Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps

URL:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
60	NW	0.72	3,816.01	215.86	OGW

API No: 0403712301

Directional:

All Well Key:

BLM Well:

OP Well ID:

EPA Well:

OID:

Operator Code: 03074

Well No: 1

Operator Name: Franru Oil Co.

Well Status: Plugged

Operator St:

Well Stat Desc: Plugged

County APIC:

Wells and Additional Sources Detail Report

Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Condaffer	Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01683044
Confidential:		Long83:	-118.10799408
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
61	N	0.73	3,829.23	232.87	OGW

API No:	0403712319	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	05475
Well No:	1	Operator Name:	Lovoda E. Ralph
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Ralph	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01960754
Confidential:		Long83:	-118.10141754
Confidential Well:	No	Base Meridian:	SB

Wells and Additional Sources Detail Report

Directional Drilled: No GIS Source Code: hud
Hydr Fractured:
Location:
Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps
URL:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
62	NNW	0.73	3,837.90	233.55	OGW

API No:	0403712282	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	01300
Well No:	1	Operator Name:	Calstar Petroleum Co.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Banks	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01957703
Confidential:		Long83:	-118.10177612
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
63	NNW	0.73	3,842.76	226.76	OGW

API No:	0403712279	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	07541
Well No:	1	Operator Name:	S. M. Brooks Drilling Co.
Well Status:	Plugged	Operator St:	

Wells and Additional Sources Detail Report

Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Dutch	Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01852417
Confidential:		Long83:	-118.10533905
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
64	N	0.73	3,855.51	232.44	OGW

API No:	0403712292	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	09024
Well No:	1	Operator Name:	Walter R. Cowan & Elsie I. Cowan
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Cowan Fee	Section:	01
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01977539
Confidential:		Long83:	-118.09806824

Wells and Additional Sources Detail Report

Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
65	N	0.73	3,879.11	234.43	OGW

API No:	0403713197	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	V1300
Well No:	2	Operator Name:	Victory Oil Company LLC
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Cowan	Section:	01
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01987839
Confidential:		Long83:	-118.09868622
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
67	NW	0.74	3,903.99	219.78	OGW

API No:	0403712270	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	00677
Well No:	1	Operator Name:	Beacon Oil Corp.

Wells and Additional Sources Detail Report

Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Montebello	Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01726913
Confidential:		Long83:	-118.10784912
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
68	N	0.74	3,905.26	231.32	OGW

API No:	0403712343	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S3100
Well No:	1	Operator Name:	Shell Western E&P Inc.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Fullerton Scott-Arnold	Section:	01
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.0198288

Wells and Additional Sources Detail Report

Confidential:		Long83:	-118.09728241
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
69	N	0.75	3,979.01	238.66	OGW

API No:	0403712033	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	06190
Well No:	1-15	Operator Name:	Natural Gasoline Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Montebello	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.0201416
Confidential:		Long83:	-118.10018921
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
70	NNW	0.75	3,981.19	237.22	OGW

API No:	0403712797	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700

Wells and Additional Sources Detail Report

Well No:	2	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Calkins	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01959991
Confidential:		Long83:	-118.103508
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
71	NNW	0.75	3,983.32	231.34	OGW

API No:	0403713188	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	4	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Wilcox	Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	

Wells and Additional Sources Detail Report

Dryhole:		Lat83:	34.0187149
Confidential:		Long83:	-118.10588074
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
73	NNW	0.76	3,987.02	238.38	OGW

API No:	0403712306	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	03522
Well No:	1	Operator Name:	Graham-Loftus Oil Corp.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Coffman	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01988983
Confidential:		Long83:	-118.10236359
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
74	NNE	0.76	4,021.98	225.92	OGW

API No:	0403712344	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	

Wells and Additional Sources Detail Report

OID:	Operator Code: S3100
Well No: 2	Operator Name: Shell Western E&P Inc.
Well Status: Plugged	Operator St:
Well Stat Desc: Plugged	County APIC:
Well Type: OG	District: Southern
Well Type Desc: OG	Geo District:
Well Symbol: PluggedOG	Field Code:
Well Sym Desc:	Field Name: Montebello
Release Date:	Area Code:
Completion Date:	Area Name: Any Area
Abandoned Date:	County Name: Los Angeles
Lease Name: Fullerton Scott-Arnold	Section: 01
Elevation:	Township: 02S
Total Depth:	Range: 12W
Redrilled Depth:	Lat27:
Redrill Cancel Flag:	Long27:
Dryhole:	Lat83: 34.01987839
Confidential:	Long83: -118.09574127
Confidential Well: No	Base Meridian: SB
Directional Drilled: No	GIS Source Code: hud
Hydr Fractured:	
Location:	
Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps	
URL:	

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
75	NW	0.76	4,027.40	220.60	OGW

API No: 0403713178	Directional:
All Well Key:	BLM Well:
OP Well ID:	EPA Well:
OID:	Operator Code: S4700
Well No: 1	Operator Name: Southern California Gas Company
Well Status: Plugged	Operator St:
Well Stat Desc: Plugged	County APIC:
Well Type: OG	District: Southern
Well Type Desc: OG	Geo District:
Well Symbol: PluggedOG	Field Code:
Well Sym Desc:	Field Name: Montebello
Release Date:	Area Code:
Completion Date:	Area Name: Any Area
Abandoned Date:	County Name: Los Angeles
Lease Name: Parmelee Community	Section: 11
Elevation:	Township: 02S
Total Depth:	Range: 12W
Redrilled Depth:	Lat27:

Wells and Additional Sources Detail Report

Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01729965
Confidential:		Long83:	-118.1084137
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
76	NW	0.77	4,040.64	224.55	OGW

API No:	0403713189	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	5	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Wilcox	Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01794434
Confidential:		Long83:	-118.10758209
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
77	NNW	0.77	4,041.37	237.90	OGW

API No:	0403712798	Directional:	
All Well Key:		BLM Well:	

Wells and Additional Sources Detail Report

OP Well ID: OID: Well No: 3 Well Status: Plugged Well Stat Desc: Plugged Well Type: GS Well Type Desc: GS Well Symbol: PluggedGS Well Sym Desc: Release Date: Completion Date: Abandoned Date: Lease Name: Calkins Elevation: Total Depth: Redrilled Depth: Redrill Cancel Flag: Dryhole: Confidential: Confidential Well: No Directional Drilled: No Hydr Fractured: Location: Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps URL:	EPA Well: Operator Code: S4700 Operator Name: Southern California Gas Company Operator St: County APIC: District: Southern Geo District: Field Code: Field Name: Montebello Area Code: Area Name: West County Name: Los Angeles Section: 02 Township: 02S Range: 12W Lat27: Long27: Lat83: 34.01934433 Long83: -118.10482788 Base Meridian: SB GIS Source Code: hud
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Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
78	NW	0.77	4,041.67	207.57	OGW

API No: 0403712276 All Well Key: OP Well ID: OID: Well No: 1 Well Status: Plugged Well Stat Desc: Plugged Well Type: OG Well Type Desc: OG Well Symbol: PluggedOG Well Sym Desc: Release Date: Completion Date: Abandoned Date: Lease Name: Shore Line Elevation: Total Depth:	Directional: BLM Well: EPA Well: Operator Code: 07042 Operator Name: R. E. Bletcher Operator St: County APIC: District: Southern Geo District: Field Code: Field Name: Montebello Area Code: Area Name: Any Area County Name: Los Angeles Section: 11 Township: 02S Range: 12W
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Wells and Additional Sources Detail Report

Redrilled Depth:	Lat27:
Redrill Cancel Flag:	Long27:
Dryhole:	Lat83: 34.01588821
Confidential:	Long83: -118.10999298
Confidential Well: No	Base Meridian: SB
Directional Drilled: No	GIS Source Code: hud
Hydr Fractured:	
Location:	
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps
URL:	

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
79	NNW	0.78	4,099.98	242.62	OGW

API No: 0403712525	Directional:
All Well Key:	BLM Well:
OP Well ID:	EPA Well:
OID:	Operator Code: C5640
Well No: 5	Operator Name: Chevron U.S.A. Inc.
Well Status: Plugged	Operator St:
Well Stat Desc: Plugged	County APIC:
Well Type: OG	District: Southern
Well Type Desc: OG	Geo District:
Well Symbol: PluggedOG	Field Code:
Well Sym Desc:	Field Name: Montebello
Release Date:	Area Code:
Completion Date:	Area Name: Any Area
Abandoned Date:	County Name: Los Angeles
Lease Name: Mulholland	Section: 02
Elevation:	Township: 02S
Total Depth:	Range: 12W
Redrilled Depth:	Lat27:
Redrill Cancel Flag:	Long27:
Dryhole:	Lat83: 34.01996231
Confidential:	Long83: -118.10343933
Confidential Well: No	Base Meridian: SB
Directional Drilled: No	GIS Source Code: hud
Hydr Fractured:	
Location:	
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps
URL:	

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
81	N	0.78	4,142.15	240.39	OGW

API No: 0403712022	Directional:
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Wells and Additional Sources Detail Report

All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	05679
Well No:	6	Operator Name:	Mar Vena Oil Co.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Cowan	Section:	01
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02054977
Confidential:		Long83:	-118.09786224
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
83	N	0.79	4,178.24	245.96	OGW

API No:	0403713177	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	1	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Oswald	Section:	02
Elevation:		Township:	02S

Wells and Additional Sources Detail Report

Total Depth:	Range:	12W
Redrilled Depth:	Lat27:	
Redrill Cancel Flag:	Long27:	
Dryhole:	Lat83:	34.02067566
Confidential:	Long83:	-118.10043335
Confidential Well: No	Base Meridian:	SB
Directional Drilled: No	GIS Source Code:	hud
Hydr Fractured:		
Location:		
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps	
URL:		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
85	N	0.80	4,219.86	245.89	OGW

API No:	0403713196	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	V1300
Well No:	1	Operator Name:	Victory Oil Company LLC
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Cowan	Section:	01
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02082062
Confidential:		Long83:	-118.09882355
Confidential Well: No		Base Meridian:	SB
Directional Drilled: No		GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
87	N	0.80	4,224.94	248.47	OGW

Wells and Additional Sources Detail Report

API No:	0403712704	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	1	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	GS	District:	Southern
Well Type Desc:	GS	Geo District:	
Well Symbol:	PluggedGS	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	West
Abandoned Date:		County Name:	Los Angeles
Lease Name:	L. R. Harris	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02070618
Confidential:		Long83:	-118.10144043
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
88	N	0.80	4,229.49	246.64	OGW

API No:	0403721920	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	2-16-0WW	Operator Name:	Southern California Gas Company
Well Status:	Idle	Operator St:	
Well Stat Desc:	Idle	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	IdleOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Montebello	Section:	02

Wells and Additional Sources Detail Report

Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02084732
Confidential:		Long83:	-118.09980011
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
91	NNW	0.80	4,241.32	243.44	OGW

API No:	0403713191	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	7	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Wilcox	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01950836
Confidential:		Long83:	-118.10591888
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
92	NNW	0.80	4,242.55	248.12	OGW

Wells and Additional Sources Detail Report

API No:	0403712796	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	1	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Calkins	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.0200386
Confidential:		Long83:	-118.10456848
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	NNW	0.80	4,243.36	248.83	OGW

API No:	0403721922	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	1 OWW	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles

Wells and Additional Sources Detail Report

Lease Name:	Todd	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.0206337
Confidential:		Long83:	-118.10224915
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
94	NW	0.80	4,245.93	229.24	OGW

API No:	0403712708	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	7	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Paul J. Howard	Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01815414
Confidential:		Long83:	-118.10834503
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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Wells and Additional Sources Detail Report

95	NW	0.81	4,263.58	237.79	OGW
API No:	0403706297	Directional:			
All Well Key:		BLM Well:			
OP Well ID:		EPA Well:			
OID:		Operator Code:	S4700		
Well No:	3	Operator Name:	Southern California Gas Company		
Well Status:	Plugged	Operator St:			
Well Stat Desc:	Plugged	County APIC:			
Well Type:	OG	District:	Southern		
Well Type Desc:	OG	Geo District:			
Well Symbol:	PluggedOG	Field Code:			
Well Sym Desc:		Field Name:	Montebello		
Release Date:		Area Code:			
Completion Date:		Area Name:	Any Area		
Abandoned Date:		County Name:	Los Angeles		
Lease Name:	Wilcox	Section:	11		
Elevation:		Township:	02S		
Total Depth:		Range:	12W		
Redrilled Depth:		Lat27:			
Redrill Cancel Flag:		Long27:			
Dryhole:		Lat83:	34.01882172		
Confidential:		Long83:	-118.10739899		
Confidential Well:	No	Base Meridian:	SB		
Directional Drilled:	No	GIS Source Code:	hud		
Hydr Fractured:					
Location:					
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps				
URL:					
Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
96	N	0.81	4,279.08	248.00	OGW
API No:	0403712766	Directional:			
All Well Key:		BLM Well:			
OP Well ID:		EPA Well:			
OID:		Operator Code:	S4700		
Well No:	2-16	Operator Name:	Southern California Gas Company		
Well Status:	Plugged	Operator St:			
Well Stat Desc:	Plugged	County APIC:			
Well Type:	GS	District:	Southern		
Well Type Desc:	GS	Geo District:			
Well Symbol:	PluggedGS	Field Code:			
Well Sym Desc:		Field Name:	Montebello		
Release Date:		Area Code:			
Completion Date:		Area Name:	West		

Wells and Additional Sources Detail Report

Abandoned Date:	County Name: Los Angeles
Lease Name: Montebello	Section: 02
Elevation:	Township: 02S
Total Depth:	Range: 12W
Redrilled Depth:	Lat27:
Redrill Cancel Flag:	Long27:
Dryhole:	Lat83: 34.02098083
Confidential:	Long83: -118.09989166
Confidential Well: No	Base Meridian: SB
Directional Drilled: No	GIS Source Code: hud
Hydr Fractured:	
Location:	
Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps	
URL:	

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
97	NNW	0.81	4,281.27	249.11	OGW

API No: 0403712296	Directional:
All Well Key:	BLM Well:
OP Well ID:	EPA Well:
OID:	Operator Code: 07153
Well No: 1	Operator Name: Ralph W. Ellithorpe
Well Status: Plugged	Operator St:
Well Stat Desc: Plugged	County APIC:
Well Type: OG	District: Southern
Well Type Desc: OG	Geo District:
Well Symbol: PluggedOG	Field Code:
Well Sym Desc:	Field Name: Montebello
Release Date:	Area Code:
Completion Date:	Area Name: Any Area
Abandoned Date:	County Name: Los Angeles
Lease Name: Calkins	Section: 02
Elevation:	Township: 02S
Total Depth:	Range: 12W
Redrilled Depth:	Lat27:
Redrill Cancel Flag:	Long27:
Dryhole:	Lat83: 34.02018356
Confidential:	Long83: -118.10447693
Confidential Well: No	Base Meridian: SB
Directional Drilled: No	GIS Source Code: hud
Hydr Fractured:	
Location:	
Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps	
URL:	

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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Wells and Additional Sources Detail Report

98	NNW	0.82	4,316.75	251.79	OGW
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API No:	0403713183	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	1	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	GS	District:	Southern
Well Type Desc:	GS	Geo District:	
Well Symbol:	PluggedGS	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	West
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Todd	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02080536
Confidential:		Long83:	-118.10243988
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
99	N	0.82	4,336.29	242.35	OGW

API No:	0403712345	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S3100
Well No:	3	Operator Name:	Shell Western E&P Inc.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	

Wells and Additional Sources Detail Report

Completion Date:	Area Name:	West
Abandoned Date:	County Name:	Los Angeles
Lease Name: Fullerton Scott-Arnold	Section:	01
Elevation:	Township:	02S
Total Depth:	Range:	12W
Redrilled Depth:	Lat27:	
Redrill Cancel Flag:	Long27:	
Dryhole:	Lat83:	34.02096939
Confidential:	Long83:	-118.09684753
Confidential Well: No	Base Meridian:	SB
Directional Drilled: No	GIS Source Code:	hud
Hydr Fractured:		
Location:		
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps	
URL:		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
100	NW	0.82	4,339.38	223.08	OGW

API No: 0403712308	Directional:	
All Well Key:	BLM Well:	
OP Well ID:	EPA Well:	
OID:	Operator Code:	03522
Well No: 1	Operator Name:	Graham-Loftus Oil Corp.
Well Status: Plugged	Operator St:	
Well Stat Desc: Plugged	County APIC:	
Well Type: OG	District:	Southern
Well Type Desc: OG	Geo District:	
Well Symbol: PluggedOG	Field Code:	
Well Sym Desc:	Field Name:	Montebello
Release Date:	Area Code:	
Completion Date:	Area Name:	Any Area
Abandoned Date:	County Name:	Los Angeles
Lease Name: Graham	Section:	11
Elevation:	Township:	02S
Total Depth:	Range:	12W
Redrilled Depth:	Lat27:	
Redrill Cancel Flag:	Long27:	
Dryhole:	Lat83:	34.01753998
Confidential:	Long83:	-118.10958862
Confidential Well: No	Base Meridian:	SB
Directional Drilled: No	GIS Source Code:	hud
Hydr Fractured:		
Location:		
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps	
URL:		

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
101	ENE	0.83	4,356.94	184.08	OGW
API No: 0403706022 All Well Key: OP Well ID: OID: Well No: 1 Well Status: Plugged Well Stat Desc: Plugged Well Type: DH Well Type Desc: Dry Hole Well Symbol: PluggedDH Well Sym Desc: Release Date: Completion Date: Abandoned Date: Lease Name: Lockett Community Elevation: Total Depth: Redrilled Depth: Redrill Cancel Flag: Dryhole: Confidential: Confidential Well: No Directional Drilled: No Hydr Fractured: Location: Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps URL: Directional: BLM Well: EPA Well: Operator Code: 08126 Operator Name: Sun Oil Company Operator St: County APIC: District: Southern Geo District: Field Code: Field Name: Any Field Area Code: Area Name: Any Area County Name: Los Angeles Section: 12 Township: 02S Range: 12W Lat27: Long27: Lat83: 34.01482391 Long83: -118.08592224 Base Meridian: SB GIS Source Code: hud					
Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
102	NNW	0.83	4,389.98	250.41	OGW
API No: 0403713187 All Well Key: OP Well ID: OID: Well No: 2 Well Status: Plugged Well Stat Desc: Plugged Well Type: OG Well Type Desc: OG Well Symbol: PluggedOG Well Sym Desc: Directional: BLM Well: EPA Well: Operator Code: S4700 Operator Name: Southern California Gas Company Operator St: County APIC: District: Southern Geo District: Field Code: Field Name: Montebello					

Wells and Additional Sources Detail Report

Release Date:	Area Code:
Completion Date:	Area Name: Any Area
Abandoned Date:	County Name: Los Angeles
Lease Name: Wilcox	Section: 02
Elevation:	Township: 02S
Total Depth:	Range: 12W
Redrilled Depth:	Lat27:
Redrill Cancel Flag:	Long27:
Dryhole:	Lat83: 34.02012634
Confidential:	Long83: -118.10553741
Confidential Well: No	Base Meridian: SB
Directional Drilled: No	GIS Source Code: hud
Hydr Fractured:	
Location:	
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps
URL:	

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
103	NNW	0.83	4,400.59	256.72	OGW

API No: 0403712521	Directional:
All Well Key:	BLM Well:
OP Well ID:	EPA Well:
OID:	Operator Code: C5640
Well No: 1	Operator Name: Chevron U.S.A. Inc.
Well Status: Plugged	Operator St:
Well Stat Desc: Plugged	County APIC:
Well Type: OG	District: Southern
Well Type Desc: OG	Geo District:
Well Symbol: PluggedOG	Field Code:
Well Sym Desc:	Field Name: Montebello
Release Date:	Area Code:
Completion Date:	Area Name: Any Area
Abandoned Date:	County Name: Los Angeles
Lease Name: Mulholland	Section: 02
Elevation:	Township: 02S
Total Depth:	Range: 12W
Redrilled Depth:	Lat27:
Redrill Cancel Flag:	Long27:
Dryhole:	Lat83: 34.02058029
Confidential:	Long83: -118.10433197
Confidential Well: No	Base Meridian: SB
Directional Drilled: No	GIS Source Code: hud
Hydr Fractured:	
Location:	
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps

Wells and Additional Sources Detail Report

URL:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
104	NW	0.83	4,402.67	237.88	OGW

API No:	0403712705	Directional:		
All Well Key:		BLM Well:		
OP Well ID:		EPA Well:		
OID:		Operator Code:	S4700	
Well No:	4	Operator Name:	Southern California Gas Company	
Well Status:	Plugged	Operator St:		
Well Stat Desc:	Plugged	County APIC:		
Well Type:	OG	District:	Southern	
Well Type Desc:	OG	Geo District:		
Well Symbol:	PluggedOG	Field Code:		
Well Sym Desc:		Field Name:	Montebello	
Release Date:		Area Code:		
Completion Date:		Area Name:	Any Area	
Abandoned Date:		County Name:	Los Angeles	
Lease Name:	Paul J. Howard	Section:	02	
Elevation:		Township:	02S	
Total Depth:		Range:	12W	
Redrilled Depth:		Lat27:		
Redrill Cancel Flag:		Long27:		
Dryhole:		Lat83:	34.01888275	
Confidential:		Long83:	-118.108078	
Confidential Well:	No	Base Meridian:	SB	
Directional Drilled:	Yes	GIS Source Code:	hud	
Hydr Fractured:				
Location:				
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps			
URL:				

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
105	N	0.84	4,446.36	256.13	OGW

API No:	0403712725	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	34	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	

Wells and Additional Sources Detail Report

Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	West
Abandoned Date:		County Name:	Los Angeles
Lease Name:	La Merced	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02144241
Confidential:		Long83:	-118.09984589
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
106	N	0.84	4,459.07	256.01	OGW

API No:	0403712723	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	32	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	GS	District:	Southern
Well Type Desc:	GS	Geo District:	
Well Symbol:	PluggedGS	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	West
Abandoned Date:		County Name:	Los Angeles
Lease Name:	La Merced	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02140427
Confidential:		Long83:	-118.10100555
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			

Wells and Additional Sources Detail Report

Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps
URL:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
107	N	0.85	4,498.01	258.02	OGW

API No:	0403712756	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	31	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	La Merced	Section:	01
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02158737
Confidential:		Long83:	-118.09889221
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
108	E	0.85	4,501.75	179.14	OGW

API No:	0403705411	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	F2200
Well No:	1	Operator Name:	Frontier Oil Co.
Well Status:	Idle	Operator St:	
Well Stat Desc:	Idle	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	

Wells and Additional Sources Detail Report

Well Symbol:	IdleOG	Field Code:	
Well Sym Desc:		Field Name:	Any Field
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Kyle Unit Plan	Section:	12
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.00746918
Confidential:		Long83:	-118.08379364
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
109	N	0.86	4,520.34	261.76	OGW

API No:	0403712021	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	04472
Well No:	3	Operator Name:	J. S. Manley
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Lease by J. S. Manley	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02143478
Confidential:		Long83:	-118.10210419
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			

Wells and Additional Sources Detail Report

Location:

Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps

URL:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
110	NNW	0.86	4,521.05	262.05	OGW

API No: 0403713184

All Well Key:

OP Well ID:

OID:

Well No: 2

Well Status: Plugged

Well Stat Desc: Plugged

Well Type: OG

Well Type Desc: OG

Well Symbol: PluggedOG

Well Sym Desc:

Release Date:

Completion Date:

Abandoned Date:

Lease Name: Todd

Elevation:

Total Depth:

Redrilled Depth:

Redrill Cancel Flag:

Dryhole:

Confidential:

Confidential Well: No

Directional Drilled: No

Hydr Fractured:

Location:

Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps

URL:

Directional:

BLM Well:

EPA Well:

Operator Code: S4700

Operator Name: Southern California Gas Company

Operator St:

County APIC:

District: Southern

Geo District:

Field Code:

Field Name: Montebello

Area Code:

Area Name: Any Area

County Name: Los Angeles

Section: 02

Township: 02S

Range: 12W

Lat27:

Long27:

Lat83: 34.02141571

Long83: -118.10223389

Base Meridian: SB

GIS Source Code: hud

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
111	N	0.86	4,558.68	254.35	OGW

API No: 0403712757

All Well Key:

OP Well ID:

OID:

Well No: 35

Well Status: Plugged

Well Stat Desc: Plugged

Well Type: OG

Directional:

BLM Well:

EPA Well:

Operator Code: S4700

Operator Name: Southern California Gas Company

Operator St:

County APIC:

District: Southern

Wells and Additional Sources Detail Report

Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	La Merced	Section:	01
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02170181
Confidential:		Long83:	-118.0978775
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
112	NNW	0.86	4,561.12	265.26	OGW

API No:	0403712523	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	C5640
Well No:	3	Operator Name:	Chevron U.S.A. Inc.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Mulholland	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02103806
Confidential:		Long83:	-118.10437012
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud

Wells and Additional Sources Detail Report

Hydr Fractured:

Location:

Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps

URL:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
113	N	0.87	4,580.66	262.49	OGW

API No: 0403726329

Directional:

All Well Key:

BLM Well:

OP Well ID:

EPA Well:

OID:

Operator Code:

C5640

Well No:

1

Operator Name:

Chevron U.S.A. Inc.

Well Status:

Idle

Operator St:

Well Stat Desc:

Idle

County APIC:

Well Type:

OG

District:

Southern

Well Type Desc:

OG

Geo District:

Well Symbol:

IdleOG

Field Code:

Well Sym Desc:

Field Name:

Montebello

Release Date:

Area Code:

Completion Date:

Area Name:

Any Area

Abandoned Date:

County Name:

Los Angeles

Lease Name:

Manley

Section:

02

Elevation:

Township:

02S

Total Depth:

Range:

12W

Redrilled Depth:

Lat27:

Redrill Cancel Flag:

Long27:

Dryhole:

Lat83:

34.021654

Confidential:

Long83:

-118.101759

Confidential Well:

No

Base Meridian:

SB

Directional Drilled:

No

GIS Source Code:

Unknown

Hydr Fractured:

Location:

Source83 Desc:

UNKNOWN

URL:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
114	NW	0.87	4,602.34	228.95	OGW

API No: 0403712707

Directional:

All Well Key:

BLM Well:

OP Well ID:

EPA Well:

OID:

Operator Code:

S4700

Well No:

6

Operator Name:

Southern California Gas Company

Well Status:

Plugged

Operator St:

Well Stat Desc:

Plugged

County APIC:

Wells and Additional Sources Detail Report

Well Type:	GS	District:	Southern
Well Type Desc:	GS	Geo District:	
Well Symbol:	PluggedGS	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	West
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Paul J. Howard	Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01841736
Confidential:		Long83:	-118.10975647
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
116	NNW	0.88	4,634.32	255.67	OGW

API No:	0403713186	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	1	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Wilcox	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02042389
Confidential:		Long83:	-118.10661316
Confidential Well:	No	Base Meridian:	SB

Wells and Additional Sources Detail Report

Directional Drilled: No GIS Source Code: hud
 Hydr Fractured:
 Location:
 Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps
 URL:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
117	NW	0.88	4,647.14	218.57	OGW

API No:	0403712721	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	1	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Howard & Smith Ba	Section:	11
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01777267
Confidential:		Long83:	-118.11071777
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
118	NNW	0.89	4,681.53	270.53	OGW

API No:	0403713158	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	C5640
Well No:	4	Operator Name:	Chevron U.S.A. Inc.
Well Status:	Plugged	Operator St:	

Wells and Additional Sources Detail Report

Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Mulholland	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02146149
Confidential:		Long83:	-118.10411072
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
119	NNW	0.89	4,701.12	271.67	OGW

API No:	0403712598	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	C5640
Well No:	1-X1	Operator Name:	Chevron U.S.A. Inc.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Mulholland	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02156067
Confidential:		Long83:	-118.1039505

Wells and Additional Sources Detail Report

Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
120	NNW	0.90	4,735.47	274.22	OGW

API No:	0403712020	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	05603
Well No:	6	Operator Name:	Mabee Oil & Gas Co.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Mulholland	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02162552
Confidential:		Long83:	-118.1040802
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
121	N	0.90	4,749.54	272.11	OGW

API No:	0403712724	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	33	Operator Name:	Southern California Gas Company

Wells and Additional Sources Detail Report

Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	GS	District:	Southern
Well Type Desc:	GS	Geo District:	
Well Symbol:	PluggedGS	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	West
Abandoned Date:		County Name:	Los Angeles
Lease Name:	La Merced	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.0221405
Confidential:		Long83:	-118.10163116
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	GPS
Hydr Fractured:			
Location:			
Source83 Desc:	Global Positioning System - Coordinates derived from Division staff and Trimble GPS unit		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
122	NW	0.90	4,776.84	237.37	OGW

API No:	0403712706	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	5	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	GS	District:	Southern
Well Type Desc:	GS	Geo District:	
Well Symbol:	PluggedGS	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	West
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Paul J. Howard	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01921082

Wells and Additional Sources Detail Report

Confidential: Long83: -118.10955811
Confidential Well: No Base Meridian: SB
Directional Drilled: No GIS Source Code: hud
Hydr Fractured:
Location:
Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps
URL:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
123	NW	0.91	4,790.88	221.41	OGW

API No:	0403712720	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	10	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	GS	District:	Southern
Well Type Desc:	GS	Geo District:	
Well Symbol:	PluggedGS	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	West
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Howard & Smith	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.01856613
Confidential:		Long83:	-118.110466
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	GPS
Hydr Fractured:			
Location:			
Source83 Desc:	Global Positioning System - Coordinates derived from Division staff and Trimble GPS unit		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
124	NNW	0.91	4,794.41	275.61	OGW

API No:	0403712787	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	C5640

Wells and Additional Sources Detail Report

Well No:	4	Operator Name:	Chevron U.S.A. Inc.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Taylor	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02146149
Confidential:		Long83:	-118.10520172
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
125	NNW	0.91	4,812.15	278.32	OGW

API No:	0403712522	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	C5640
Well No:	2	Operator Name:	Chevron U.S.A. Inc.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Mulholland	Section:	01
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	

Wells and Additional Sources Detail Report

Dryhole:		Lat83:	34.02212524
Confidential:		Long83:	-118.10284424
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
126	NNW	0.92	4,842.41	281.01	OGW

API No:	0403713157	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	09396
Well No:	6	Operator Name:	York Oil Co.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Texas Mulholland	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02219009
Confidential:		Long83:	-118.10295105
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
127	N	0.92	4,850.13	266.75	OGW

API No:	0403712755	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	

Wells and Additional Sources Detail Report

OID:	Operator Code: S4700
Well No: 30	Operator Name: Southern California Gas Company
Well Status: Idle	Operator St:
Well Stat Desc: Idle	County APIC:
Well Type: OB	District: Southern
Well Type Desc: OB	Geo District:
Well Symbol: IdleOB	Field Code:
Well Sym Desc:	Field Name: Montebello
Release Date:	Area Code:
Completion Date:	Area Name: West
Abandoned Date:	County Name: Los Angeles
Lease Name: La Merced	Section: 01
Elevation:	Township: 02S
Total Depth:	Range: 12W
Redrilled Depth:	Lat27:
Redrill Cancel Flag:	Long27:
Dryhole:	Lat83: 34.02254105
Confidential:	Long83: -118.09845734
Confidential Well: No	Base Meridian: SB
Directional Drilled: No	GIS Source Code: GPS
Hydr Fractured:	
Location:	
Source83 Desc: Global Positioning System - Coordinates derived from Division staff and Trimble GPS unit	
URL:	

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
128	NNW	0.92	4,860.88	267.16	OGW

API No: 0403712709	Directional:
All Well Key:	BLM Well:
OP Well ID:	EPA Well:
OID:	Operator Code: S4700
Well No: 1	Operator Name: Southern California Gas Company
Well Status: Plugged	Operator St:
Well Stat Desc: Plugged	County APIC:
Well Type: OG	District: Southern
Well Type Desc: OG	Geo District:
Well Symbol: PluggedOG	Field Code:
Well Sym Desc:	Field Name: Montebello
Release Date:	Area Code:
Completion Date:	Area Name: Any Area
Abandoned Date:	County Name: Los Angeles
Lease Name: Paul J. Howard	Section: 02
Elevation:	Township: 02S
Total Depth:	Range: 12W
Redrilled Depth:	Lat27:

Wells and Additional Sources Detail Report

Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02064133
Confidential:		Long83:	-118.10765839
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
129	NNW	0.92	4,869.21	282.03	OGW

API No:	0403712600	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	C5640
Well No:	3-X1	Operator Name:	Chevron U.S.A. Inc.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Mulholland	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02200699
Confidential:		Long83:	-118.10409546
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
130	NNW	0.93	4,887.37	279.37	OGW

API No:	0403712785	Directional:	
All Well Key:		BLM Well:	

Wells and Additional Sources Detail Report

OP Well ID: OID: Well No: 2 Well Status: Plugged Well Stat Desc: Plugged Well Type: OG Well Type Desc: OG Well Symbol: PluggedOG Well Sym Desc: Release Date: Completion Date: Abandoned Date: Lease Name: Taylor Elevation: Total Depth: Redrilled Depth: Redrill Cancel Flag: Dryhole: Confidential: Confidential Well: No Directional Drilled: No Hydr Fractured: Location: Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps URL:	EPA Well: Operator Code: C5640 Operator Name: Chevron U.S.A. Inc. Operator St: County APIC: District: Southern Geo District: Field Code: Field Name: Montebello Area Code: Area Name: Any Area County Name: Los Angeles Section: 02 Township: 02S Range: 12W Lat27: Long27: Lat83: 34.02174377 Long83: -118.10517883 Base Meridian: SB GIS Source Code: hud
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Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
131	NNW	0.93	4,915.49	286.27	OGW

API No: 0403712599 All Well Key: OP Well ID: OID: Well No: 2-X1 Well Status: Plugged Well Stat Desc: Plugged Well Type: OG Well Type Desc: OG Well Symbol: PluggedOG Well Sym Desc: Release Date: Completion Date: Abandoned Date: Lease Name: Mulholland Elevation: Total Depth:	Directional: BLM Well: EPA Well: Operator Code: C5640 Operator Name: Chevron U.S.A. Inc. Operator St: County APIC: District: Southern Geo District: Field Code: Field Name: Montebello Area Code: Area Name: Any Area County Name: Los Angeles Section: 02 Township: 02S Range: 12W
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Wells and Additional Sources Detail Report

Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02237701
Confidential:		Long83:	-118.10305023
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
132	NNW	0.93	4,919.50	286.19	OGW

API No:	0403713159	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	C5640
Well No:	5-X1	Operator Name:	Chevron U.S.A. Inc.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Mulholland	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02216339
Confidential:		Long83:	-118.10404968
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
133	NNW	0.93	4,927.96	269.52	OGW

API No:	0403712711	Directional:	
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Wells and Additional Sources Detail Report

All Well Key: OP Well ID: OID: Well No: 3 Well Status: Plugged Well Stat Desc: Plugged Well Type: OG Well Type Desc: OG Well Symbol: PluggedOG Well Sym Desc: Release Date: Completion Date: Abandoned Date: Lease Name: Paul J. Howard Elevation: Total Depth: Redrilled Depth: Redrill Cancel Flag: Dryhole: Confidential: Confidential Well: No Directional Drilled: No Hydr Fractured: Location: Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps URL:	BLM Well: EPA Well: Operator Code: S4700 Operator Name: Southern California Gas Company Operator St: County APIC: District: Southern Geo District: Field Code: Field Name: Montebello Area Code: Area Name: Any Area County Name: Los Angeles Section: 02 Township: 02S Range: 12W Lat27: Long27: Lat83: 34.02065277 Long83: -118.10805511 Base Meridian: SB GIS Source Code: hud
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Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
134	NW	0.93	4,936.16	214.77	OGW

API No: 0403712722 All Well Key: OP Well ID: OID: Well No: 2 Well Status: Plugged Well Stat Desc: Plugged Well Type: GS Well Type Desc: GS Well Symbol: PluggedGS Well Sym Desc: Release Date: Completion Date: Abandoned Date: Lease Name: Howard & Smith Ba Elevation:	Directional: BLM Well: EPA Well: Operator Code: S4700 Operator Name: Southern California Gas Company Operator St: County APIC: District: Southern Geo District: Field Code: Field Name: Montebello Area Code: Area Name: West County Name: Los Angeles Section: 11 Township: 02S
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Wells and Additional Sources Detail Report

Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.018013
Confidential:		Long83:	-118.11173248
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
135	N	0.94	4,938.54	260.76	OGW

API No:	0403712749	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	24	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	La Merced	Section:	01
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02270889
Confidential:		Long83:	-118.09739685
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
136	NNW	0.94	4,942.29	283.51	OGW

Wells and Additional Sources Detail Report

API No:	0403712786	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	C5640
Well No:	3	Operator Name:	Chevron U.S.A. Inc.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Taylor	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02191544
Confidential:		Long83:	-118.10514832
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
137	NNE	0.94	4,955.52	207.39	OGW

API No:	0403712746	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	21	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	La Merced	Section:	01

Wells and Additional Sources Detail Report

Elevation:	Township:	02S
Total Depth:	Range:	12W
Redrilled Depth:	Lat27:	
Redrill Cancel Flag:	Long27:	
Dryhole:	Lat83:	34.0213356
Confidential:	Long83:	-118.09143829
Confidential Well: No	Base Meridian:	SB
Directional Drilled: No	GIS Source Code:	hud
Hydr Fractured:		
Location:		
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps	
URL:		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
138	NW	0.94	4,958.83	236.52	OGW

API No:	0403712719	Directional:
All Well Key:		BLM Well:
OP Well ID:		EPA Well:
OID:		Operator Code:
Well No:	9	Operator Name:
Well Status:	Active	Operator St:
Well Stat Desc:	Active	County APIC:
Well Type:	OB	District:
Well Type Desc:	OB	Geo District:
Well Symbol:	ActiveOB	Field Code:
Well Sym Desc:		Field Name:
Release Date:		Area Code:
Completion Date:		Area Name:
Abandoned Date:		County Name:
Lease Name:	Howard & Smith	Section:
Elevation:		Township:
Total Depth:		Range:
Redrilled Depth:		Lat27:
Redrill Cancel Flag:		Long27:
Dryhole:		Lat83:
Confidential:		Long83:
Confidential Well: No		Base Meridian:
Directional Drilled: Yes		GIS Source Code:
Hydr Fractured:		
Location:		
Source83 Desc:	Global Positioning System - Coordinates derived from Division staff and Trimble GPS unit	
URL:		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
139	NW	0.94	4,975.96	237.99	OGW

Wells and Additional Sources Detail Report

API No:	0403712716	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	5	Operator Name:	Southern California Gas Company
Well Status:	Idle	Operator St:	
Well Stat Desc:	Idle	County APIC:	
Well Type:	OB	District:	Southern
Well Type Desc:	OB	Geo District:	
Well Symbol:	IdleOB	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	West
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Howard & Smith	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.0194664
Confidential:		Long83:	-118.1102066
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	GPS
Hydr Fractured:			
Location:			
Source83 Desc:	Global Positioning System - Coordinates derived from Division staff and Trimble GPS unit		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
140	NNW	0.94	4,985.50	293.30	OGW

API No:	0403712015	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	05165
Well No:	2	Operator Name:	La Merced Drilling Co.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles

Wells and Additional Sources Detail Report

Lease Name:	Traders	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02242661
Confidential:		Long83:	-118.10374451
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
141	NNW	0.95	4,993.02	289.09	OGW

API No:	0403712784	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	C5640
Well No:	1-X1	Operator Name:	Chevron U.S.A. Inc.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Taylor	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02214432
Confidential:		Long83:	-118.10488892
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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Wells and Additional Sources Detail Report

142	NNW	0.95	5,033.18	294.34	OGW
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API No:	0403712014	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	05165
Well No:	1	Operator Name:	La Merced Drilling Co.
Well Status:	Idle	Operator St:	
Well Stat Desc:	Idle	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	IdleOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Traders	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02245712
Confidential:		Long83:	-118.10417938
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
145	NNW	0.96	5,061.90	271.94	OGW

API No:	0403712710	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	2	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area

Wells and Additional Sources Detail Report

Abandoned Date:		County Name:	Los Angeles
Lease Name:	Paul J. Howard	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02075958
Confidential:		Long83:	-118.10866547
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
146	N	0.96	5,077.22	298.13	OGW

API No:	0403712752	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	27	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	La Merced	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02292252
Confidential:		Long83:	-118.10254669
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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Wells and Additional Sources Detail Report

147	N	0.96	5,080.39	247.12	OGW
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API No:	0403712745	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	20	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	La Merced	Section:	01
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02290726
Confidential:		Long83:	-118.09593964
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
148	NNW	0.96	5,081.28	299.19	OGW

API No:	0403712524	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	4	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	

Wells and Additional Sources Detail Report

Completion Date:	Area Name:	Any Area
Abandoned Date:	County Name:	Los Angeles
Lease Name: Mulholland	Section:	02
Elevation:	Township:	02S
Total Depth:	Range:	12W
Redrilled Depth:	Lat27:	
Redrill Cancel Flag:	Long27:	
Dryhole:	Lat83:	34.02268219
Confidential:	Long83:	-118.1038208
Confidential Well: No	Base Meridian:	SB
Directional Drilled: No	GIS Source Code:	GPS
Hydr Fractured:		
Location:		
Source83 Desc:	Global Positioning System - Coordinates derived from Division staff and Trimble GPS unit	
URL:		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
149	NW	0.96	5,085.47	250.33	OGW

API No: 0403711907	Directional:	
All Well Key:	BLM Well:	
OP Well ID:	EPA Well:	
OID:	Operator Code:	C5640
Well No: 4	Operator Name:	Chevron U.S.A. Inc.
Well Status: Plugged	Operator St:	
Well Stat Desc: Plugged	County APIC:	
Well Type: OG	District:	Southern
Well Type Desc: OG	Geo District:	
Well Symbol: PluggedOG	Field Code:	
Well Sym Desc:	Field Name:	Montebello
Release Date:	Area Code:	
Completion Date:	Area Name:	Any Area
Abandoned Date:	County Name:	Los Angeles
Lease Name: Howard & Smith	Section:	02
Elevation:	Township:	02S
Total Depth:	Range:	12W
Redrilled Depth:	Lat27:	
Redrill Cancel Flag:	Long27:	
Dryhole:	Lat83:	34.02007675
Confidential:	Long83:	-118.10990143
Confidential Well: No	Base Meridian:	SB
Directional Drilled: No	GIS Source Code:	hud
Hydr Fractured:		
Location:		
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps	
URL:		

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
150	E	0.97	5,095.74	182.09	OGW
API No: 0403720405 All Well Key: OP Well ID: OID: Well No: 1 Well Status: Plugged Well Stat Desc: Plugged Well Type: CH Well Type Desc: CH Well Symbol: PluggedCH Well Sym Desc: Release Date: Completion Date: Abandoned Date: Lease Name: Core Hole Bishop-Hayes Elevation: Total Depth: Redrilled Depth: Redrill Cancel Flag: Dryhole: Confidential: Confidential Well: No Directional Drilled: No Hydr Fractured: Location: Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps URL: Directional: BLM Well: EPA Well: Operator Code: 00894 Operator Name: Bradford Bishop Operator St: County APIC: District: Southern Geo District: Field Code: Field Name: Any Field Area Code: Area Name: Any Area County Name: Los Angeles Section: 12 Township: 02S Range: 12W Lat27: Long27: Lat83: 34.00923157 Long83: -118.08171082 Base Meridian: SB GIS Source Code: hud					

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
151	NNW	0.97	5,102.50	297.17	OGW
API No: 0403712549 All Well Key: OP Well ID: OID: Well No: 2 Well Status: Plugged Well Stat Desc: Plugged Well Type: OG Well Type Desc: OG Well Symbol: PluggedOG Well Sym Desc: Directional: BLM Well: EPA Well: Operator Code: C5640 Operator Name: Chevron U.S.A. Inc. Operator St: County APIC: District: Southern Geo District: Field Code: Field Name: Montebello					

Wells and Additional Sources Detail Report

Release Date:	Area Code:
Completion Date:	Area Name: Any Area
Abandoned Date:	County Name: Los Angeles
Lease Name: Eggleston	Section: 02
Elevation:	Township: 02S
Total Depth:	Range: 12W
Redrilled Depth:	Lat27:
Redrill Cancel Flag:	Long27:
Dryhole:	Lat83: 34.02204514
Confidential:	Long83: -118.1061554
Confidential Well: No	Base Meridian: SB
Directional Drilled: No	GIS Source Code: hud
Hydr Fractured:	
Location:	
Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps	
URL:	

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
152	SSW	0.97	5,123.50	194.14	OGW

API No: 0403705156	Directional:
All Well Key:	BLM Well:
OP Well ID:	EPA Well:
OID:	Operator Code: A4525
Well No: 1	Operator Name: Atlantic Richfield Company
Well Status: Plugged	Operator St:
Well Stat Desc: Plugged	County APIC:
Well Type: DH	District: Southern
Well Type Desc: Dry Hole	Geo District:
Well Symbol: PluggedDH	Field Code:
Well Sym Desc:	Field Name: Any Field
Release Date:	Area Code:
Completion Date:	Area Name: Any Area
Abandoned Date:	County Name: Los Angeles
Lease Name: Flood Control	Section: 14
Elevation:	Township: 02S
Total Depth:	Range: 12W
Redrilled Depth:	Lat27:
Redrill Cancel Flag:	Long27:
Dryhole:	Lat83: 33.99550629
Confidential:	Long83: -118.10520935
Confidential Well: No	Base Meridian: SB
Directional Drilled: No	GIS Source Code: hud
Hydr Fractured:	
Location:	
Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps	

Wells and Additional Sources Detail Report

URL:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
153	NW	0.98	5,163.33	254.99	OGW

API No:	0403712520	Directional:		
All Well Key:		BLM Well:		
OP Well ID:		EPA Well:		
OID:		Operator Code:	C5640	
Well No:	1	Operator Name:	Chevron U.S.A. Inc.	
Well Status:	Plugged	Operator St:		
Well Stat Desc:	Plugged	County APIC:		
Well Type:	OG	District:	Southern	
Well Type Desc:	OG	Geo District:		
Well Symbol:	PluggedOG	Field Code:		
Well Sym Desc:		Field Name:	Montebello	
Release Date:		Area Code:		
Completion Date:		Area Name:	Any Area	
Abandoned Date:		County Name:	Los Angeles	
Lease Name:	Howard & Smith	Section:	02	
Elevation:		Township:	02S	
Total Depth:		Range:	12W	
Redrilled Depth:		Lat27:		
Redrill Cancel Flag:		Long27:		
Dryhole:		Lat83:	34.02030563	
Confidential:		Long83:	-118.10997009	
Confidential Well:	No	Base Meridian:	SB	
Directional Drilled:	No	GIS Source Code:	hud	
Hydr Fractured:				
Location:				
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps			
URL:				

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
154	NNW	0.98	5,163.56	301.74	OGW

API No:	0403712550	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	C5640
Well No:	3	Operator Name:	Chevron U.S.A. Inc.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	

Wells and Additional Sources Detail Report

Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Eggleston	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02223969
Confidential:		Long83:	-118.10612488
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
155	N	0.99	5,202.66	287.62	OGW

API No:	0403712743	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	S4700
Well No:	18	Operator Name:	Southern California Gas Company
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	La Merced	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02351761
Confidential:		Long83:	-118.1000061
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			

Wells and Additional Sources Detail Report

Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps
URL:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
156	NNW	0.99	5,213.47	306.65	OGW

API No:	0403712576	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	09546
Well No:	27	Operator Name:	Continental Development of Calif., Inc.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Monterey	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02186584
Confidential:		Long83:	-118.1074295
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
157	NNW	0.99	5,242.07	309.49	OGW

API No:	0403712548	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	C5640
Well No:	1	Operator Name:	Chevron U.S.A. Inc.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern

Wells and Additional Sources Detail Report

Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Eggleston	Section:	02
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02244186
Confidential:		Long83:	-118.10621643
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
158	NNE	1.00	5,259.63	207.59	OGW

API No:	0403712278	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	00937
Well No:	1	Operator Name:	Brookner Oil Co.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Montebello
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Brookner	Section:	01
Elevation:		Township:	02S
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.02197647
Confidential:		Long83:	-118.09072876
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud

Wells and Additional Sources Detail Report

Hydr Fractured:

Location:

Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps

URL:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
159	NNW	1.00	5,271.57	309.47	OGW

API No: 0403712555

Directional:

All Well Key:

BLM Well:

OP Well ID:

EPA Well:

OID:

Operator Code:

09546

Well No:

4

Operator Name:

Continental Development of Calif., Inc.

Well Status:

Plugged

Operator St:

Well Stat Desc:

Plugged

County APIC:

Well Type:

OG

District:

Southern

Well Type Desc:

OG

Geo District:

Well Symbol:

PluggedOG

Field Code:

Well Sym Desc:

Field Name:

Montebello

Release Date:

Area Code:

Completion Date:

Area Name:

Any Area

Abandoned Date:

County Name:

Los Angeles

Lease Name:

Monterey

Section:

02

Elevation:

Township:

02S

Total Depth:

Range:

12W

Redrilled Depth:

Lat27:

Redrill Cancel Flag:

Long27:

Dryhole:

Lat83:

34.02299118

Confidential:

Long83:

-118.10475922

Confidential Well:

No

Base Meridian:

SB

Directional Drilled:

No

GIS Source Code:

hud

Hydr Fractured:

Location:

Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps

URL:

Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No: WCR1940-000250

City(OSWCR):

Montebello

City:

Montebello

County(OSWCR):

Los Angeles

County:

Los Angeles

Decimal Lat(OSWCR):

34.01117

Decimal Latitude:

34.01117

Decim Long(OSWCR):

-118.09012

Decimal Longitude:

-118.09012

Wells and Additional Sources Detail Report

Location: VAN NORMAN RD
 Location(OSWCR): VAN NORMAN RD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No: WCR1950-001935 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01117
 Decimal Latitude: 34.01117 Decim Long(OSWCR): -118.09012
 Decimal Longitude: -118.09012
 Location: BEVERLY BLVD, ROSEMEAD BLVD, SAN GABRIEL
 Location(OSWCR): BEVERLY BLVD, ROSEMEAD BLVD, SAN GABRIEL
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No: WCR1776-007994 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01117
 Decimal Latitude: 34.01117 Decim Long(OSWCR): -118.09012
 Decimal Longitude: -118.09012
 Location: WHITTIER BLVD, LEXINGTON RD
 Location(OSWCR): WHITTIER BLVD, LEXINGTON RD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No: WCR1948-001416 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01117
 Decimal Latitude: 34.01117 Decim Long(OSWCR): -118.09012
 Decimal Longitude: -118.09012
 Location: RIO HONDO RIVER CHANNEL
 Location(OSWCR): RIO HONDO RIVER CHANNEL
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

Wells and Additional Sources Detail Report

WCR No:	WCR2001-011456	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	WHITTIER BLVD, LEXINGTON		
Location(OSWCR):	WHITTIER BLVD, LEXINGTON		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No:	WCR2001-011461	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	WHITTIER BLVD, RIO HONDO RIVER CHANNEL		
Location(OSWCR):	WHITTIER BLVD, RIO HONDO RIVER CHANNEL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No:	WCR1776-008012	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	RIO HONDO		
Location(OSWCR):	RIO HONDO		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No:	WCR1956-001636	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	GALLATIN ST, ROSEMEAD BLVD		
Location(OSWCR):	GALLATIN ST, ROSEMEAD BLVD		

Wells and Additional Sources Detail Report

Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No:	WCR2001-011462	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	RIO HONDO		
Location(OSWCR):	RIO HONDO		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No:	WCR2001-011459	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	BEVERLY BLVD, RIO HOND CHANNEL		
Location(OSWCR):	BEVERLY BLVD, RIO HOND CHANNEL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No:	WCR1970-001775	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	None		
Location(OSWCR):	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No:	WCR1944-000421	City(OSWCR):	PICO
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Wells and Additional Sources Detail Report

City:	PICO	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	LEXINGTON ST, BEVERLY BLVD		
Location(OSWCR):	LEXINGTON ST, BEVERLY BLVD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No:	WCR1948-001415	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	RIO HONDO RIVER		
Location(OSWCR):	RIO HONDO RIVER		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No:	WCR1944-000325	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	E WASHINGTON AVE, WILBER PL		
Location(OSWCR):	E WASHINGTON AVE, WILBER PL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No:	WCR1985-010853	City(OSWCR):	Pico Rivera
City:	Pico Rivera	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	LEXINGTON, WALNUT		
Location(OSWCR):	LEXINGTON, WALNUT		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No:	WCR1948-000988	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	E WASHINGTON AVE, WILBER PLACE		
Location(OSWCR):	E WASHINGTON AVE, WILBER PLACE		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No:	WCR2001-011460	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	RIO HONDO BLUFF		
Location(OSWCR):	RIO HONDO BLUFF		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No:	WCR1944-000327	City(OSWCR):	PICO
City:	PICO	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	LEXINGTON ST, BEVERLY BLVD		
Location(OSWCR):	LEXINGTON ST, BEVERLY BLVD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No:	WCR1970-001774	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117

Wells and Additional Sources Detail Report

Decimal Latitude: 34.01117 Decim Long(OSWCR): -118.09012
 Decimal Longitude: -118.09012
 Location: MADISON AVE, NO WILBUR PLACE
 Location(OSWCR): MADISON AVE, NO WILBUR PLACE
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No: WCR1776-008009 City(OSWCR): Montebello
 City: Montebello County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01117
 Decimal Latitude: 34.01117 Decim Long(OSWCR): -118.09012
 Decimal Longitude: -118.09012
 Location: WASHINGTON AVE, WHITTIER PLACE, RIO HOND
 Location(OSWCR): WASHINGTON AVE, WHITTIER PLACE, RIO HOND
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No: WCR2001-011455 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01117
 Decimal Latitude: 34.01117 Decim Long(OSWCR): -118.09012
 Decimal Longitude: -118.09012
 Location: POPLAR AVE, WHITTIER, RIO HONDO CHANNEL
 Location(OSWCR): POPLAR AVE, WHITTIER, RIO HONDO CHANNEL
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No: WCR1948-000989 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01117
 Decimal Latitude: 34.01117 Decim Long(OSWCR): -118.09012
 Decimal Longitude: -118.09012
 Location: RIO HONDO RIVER, UPRR BRIDGE
 Location(OSWCR): RIO HONDO RIVER, UPRR BRIDGE
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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Wells and Additional Sources Detail Report

8	ENE	0.50	2,660.56	181.18	WATER WELLS
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WCR No:	WCR1953-001652	City(OSWCR):	PICO
City:	PICO	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	OLD BEVERLY, LEXINGTON, NEW BEVERLY		
Location(OSWCR):	OLD BEVERLY, LEXINGTON, NEW BEVERLY		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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8	ENE	0.50	2,660.56	181.18	WATER WELLS
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WCR No:	WCR1776-008010	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	WHITTIER BLVD, RIO HONDO RIVER CHANNEL		
Location(OSWCR):	WHITTIER BLVD, RIO HONDO RIVER CHANNEL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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8	ENE	0.50	2,660.56	181.18	WATER WELLS
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WCR No:	WCR1940-000156	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	VAN NORMAN RD		
Location(OSWCR):	VAN NORMAN RD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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8	ENE	0.50	2,660.56	181.18	WATER WELLS
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WCR No:	WCR1973-003510	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		

Wells and Additional Sources Detail Report

Location: EAST MADISON AVE
 Location(OSWCR): EAST MADISON AVE
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No: WCR2001-011457 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01117
 Decimal Latitude: 34.01117 Decim Long(OSWCR): -118.09012
 Decimal Longitude: -118.09012
 Location: Whittier Blvd
 Location(OSWCR): Whittier Blvd
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No: WCR1954-002007 City(OSWCR): PICO
 City: PICO County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01117
 Decimal Latitude: 34.01117 Decim Long(OSWCR): -118.09012
 Decimal Longitude: -118.09012
 Location: LEXINGTON ST, IBSEN ST, ISORA ST, GALLIT
 Location(OSWCR): LEXINGTON ST, IBSEN ST, ISORA ST, GALLIT
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No: WCR1776-007995 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01117
 Decimal Latitude: 34.01117 Decim Long(OSWCR): -118.09012
 Decimal Longitude: -118.09012
 Location: ROSEMEAD, GALLATIN RD
 Location(OSWCR): ROSEMEAD, GALLATIN RD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

Wells and Additional Sources Detail Report

WCR No:	WCR1776-007996	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	BEVERLY BLVD, RIO HONDO CHANNEL		
Location(OSWCR):	BEVERLY BLVD, RIO HONDO CHANNEL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No:	WCR1948-000990	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	RIO HONDO RIVER CHANNEL, UPRR TRACKS		
Location(OSWCR):	RIO HONDO RIVER CHANNEL, UPRR TRACKS		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No:	WCR1936-000198	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	BEVERLY BLVD, E RIO HONDO		
Location(OSWCR):	BEVERLY BLVD, E RIO HONDO		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No:	WCR2001-011458	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01117
Decimal Latitude:	34.01117	Decim Long(OSWCR):	-118.09012
Decimal Longitude:	-118.09012		
Location:	ROSEMEAD, GALLATEN RD		
Location(OSWCR):	ROSEMEAD, GALLATEN RD		

Wells and Additional Sources Detail Report

Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No: WCR1936-000287 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01117
 Decimal Latitude: 34.01117 Decim Long(OSWCR): -118.09012
 Decimal Longitude: -118.09012
 Location: BEVERLY BLVD, E RIO HONDO
 Location(OSWCR): BEVERLY BLVD, E RIO HONDO
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	ENE	0.50	2,660.56	181.18	WATER WELLS

WCR No: WCR2001-011463 City(OSWCR): Montebello
 City: Montebello County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01117
 Decimal Latitude: 34.01117 Decim Long(OSWCR): -118.09012
 Decimal Longitude: -118.09012
 Location: WASHINGTON ST, POPLAR ST
 Location(OSWCR): WASHINGTON ST, POPLAR ST
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WNW	0.52	2,743.42	201.41	WATER WELLS

WCR No: WCR2015-001240 City(OSWCR): Montebello
 City: Montebello County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01109
 Decimal Latitude: 34.01109 Decim Long(OSWCR): -118.10809
 Decimal Longitude: -118.10809
 Location: 801 W Olympic Blvd
 Location(OSWCR): 801 W Olympic Blvd
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WNW	0.52	2,743.42	201.41	WATER WELLS

WCR No: WCR2015-001243 City(OSWCR): Montebello

Wells and Additional Sources Detail Report

City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01109
Decimal Latitude:	34.01109	Decim Long(OSWCR):	-118.10809
Decimal Longitude:	-118.10809		
Location:	801 W Olympic Blvd		
Location(OSWCR):	801 W Olympic Blvd		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WNW	0.52	2,743.42	201.41	WATER WELLS

WCR No:	WCR2004-014974	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01109
Decimal Latitude:	34.01109	Decim Long(OSWCR):	-118.10809
Decimal Longitude:	-118.10809		
Location:	712 W Beverly Boulevard		
Location(OSWCR):	712 W Beverly Boulevard		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WNW	0.52	2,743.42	201.41	WATER WELLS

WCR No:	WCR1989-019047	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01109
Decimal Latitude:	34.01109	Decim Long(OSWCR):	-118.10809
Decimal Longitude:	-118.10809		
Location:	SO PACIFIC RAILRD TRACKS, BLUFF RD		
Location(OSWCR):	SO PACIFIC RAILRD TRACKS, BLUFF RD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WNW	0.52	2,743.42	201.41	WATER WELLS

WCR No:	WCR1948-001413	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01109
Decimal Latitude:	34.01109	Decim Long(OSWCR):	-118.10809
Decimal Longitude:	-118.10809		
Location:	WEST BANK OF RIO HONDO RIVER		
Location(OSWCR):	WEST BANK OF RIO HONDO RIVER		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WNW	0.52	2,743.42	201.41	WATER WELLS

WCR No: WCR1948-000987 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01109
 Decimal Latitude: 34.01109 Decim Long(OSWCR): -118.10809
 Decimal Longitude: -118.10809
 Location: RIO HONDO RIVER, UPRR TRACKS
 Location(OSWCR): RIO HONDO RIVER, UPRR TRACKS
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WNW	0.52	2,743.42	201.41	WATER WELLS

WCR No: WCR0215796 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01109
 Decimal Latitude: 34.01109 Decim Long(OSWCR): -118.10809
 Decimal Longitude: -118.10809
 Location: None
 Location(OSWCR): None
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WNW	0.52	2,743.42	201.41	WATER WELLS

WCR No: WCR1948-000986 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01109
 Decimal Latitude: 34.01109 Decim Long(OSWCR): -118.10809
 Decimal Longitude: -118.10809
 Location: RIO HONDO RIVER, UPRR TRACKS
 Location(OSWCR): RIO HONDO RIVER, UPRR TRACKS
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WNW	0.52	2,743.42	201.41	WATER WELLS

WCR No: WCR1948-001414 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01109

Wells and Additional Sources Detail Report

Decimal Latitude:	34.01109	Decim Long(OSWCR):	-118.10809
Decimal Longitude:	-118.10809		
Location:	WEST BANK RIO HONDO RIVER		
Location(OSWCR):	WEST BANK RIO HONDO RIVER		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WNW	0.52	2,743.42	201.41	WATER WELLS

WCR No:	WCR1989-019046	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01109
Decimal Latitude:	34.01109	Decim Long(OSWCR):	-118.10809
Decimal Longitude:	-118.10809		
Location:	WHITTIER BLVD, BLUFF RD		
Location(OSWCR):	WHITTIER BLVD, BLUFF RD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WNW	0.52	2,743.42	201.41	WATER WELLS

WCR No:	WCR2015-001237	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01109
Decimal Latitude:	34.01109	Decim Long(OSWCR):	-118.10809
Decimal Longitude:	-118.10809		
Location:	801 W Olympic Blvd		
Location(OSWCR):	801 W Olympic Blvd		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WNW	0.52	2,743.42	201.41	WATER WELLS

WCR No:	WCR2015-001239	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01109
Decimal Latitude:	34.01109	Decim Long(OSWCR):	-118.10809
Decimal Longitude:	-118.10809		
Location:	801 W Olympic Blvd		
Location(OSWCR):	801 W Olympic Blvd		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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Wells and Additional Sources Detail Report

10	WNW	0.52	2,743.42	201.41	WATER WELLS
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WCR No:	WCR2014-009282	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01109
Decimal Latitude:	34.01109	Decim Long(OSWCR):	-118.10809
Decimal Longitude:	-118.10809		
Location:	545 S Greenwood Avenue		
Location(OSWCR):	545 S Greenwood Avenue		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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10	WNW	0.52	2,743.42	201.41	WATER WELLS
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WCR No:	WCR2004-014972	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01109
Decimal Latitude:	34.01109	Decim Long(OSWCR):	-118.10809
Decimal Longitude:	-118.10809		
Location:	712 W Beverly Boulevard		
Location(OSWCR):	712 W Beverly Boulevard		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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10	WNW	0.52	2,743.42	201.41	WATER WELLS
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WCR No:	WCR1998-010712	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01109
Decimal Latitude:	34.01109	Decim Long(OSWCR):	-118.10809
Decimal Longitude:	-118.10809		
Location:	SE CORNER MONTEBELLO BLVD, MADISON AVE		
Location(OSWCR):	SE CORNER MONTEBELLO BLVD, MADISON AVE		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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10	WNW	0.52	2,743.42	201.41	WATER WELLS
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WCR No:	WCR2004-014973	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01109
Decimal Latitude:	34.01109	Decim Long(OSWCR):	-118.10809
Decimal Longitude:	-118.10809		

Wells and Additional Sources Detail Report

Location: 712 W Beverly Boulevard
 Location(OSWCR): 712 W Beverly Boulevard
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WNW	0.52	2,743.42	201.41	WATER WELLS

WCR No: WCR1995-010133 City(OSWCR): Montebello
 City: Montebello County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01109
 Decimal Latitude: 34.01109 Decim Long(OSWCR): -118.10809
 Decimal Longitude: -118.10809
 Location: 1700 Whittier Boulevard
 Location(OSWCR): 1700 Whittier Boulevard
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WNW	0.52	2,743.42	201.41	WATER WELLS

WCR No: WCR2015-001238 City(OSWCR): Montebello
 City: Montebello County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01109
 Decimal Latitude: 34.01109 Decim Long(OSWCR): -118.10809
 Decimal Longitude: -118.10809
 Location: 801 W Olympic Blvd
 Location(OSWCR): 801 W Olympic Blvd
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WNW	0.52	2,743.42	201.41	WATER WELLS

WCR No: WCR1956-001635 City(OSWCR): Montebello
 City: Montebello County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.01109
 Decimal Latitude: 34.01109 Decim Long(OSWCR): -118.10809
 Decimal Longitude: -118.10809
 Location: RIO HONDO, BLUFF ST, WHITTIER BLVD
 Location(OSWCR): RIO HONDO, BLUFF ST, WHITTIER BLVD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WNW	0.52	2,743.42	201.41	WATER WELLS

Wells and Additional Sources Detail Report

WCR No:	WCR2003-014492	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01109
Decimal Latitude:	34.01109	Decim Long(OSWCR):	-118.10809
Decimal Longitude:	-118.10809		
Location:	n/o Beverly Terrace, w/o Montebello Blvd		
Location(OSWCR):	n/o Beverly Terrace, w/o Montebello Blvd		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WNW	0.52	2,743.42	201.41	WATER WELLS

WCR No:	WCR2004-014975	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01109
Decimal Latitude:	34.01109	Decim Long(OSWCR):	-118.10809
Decimal Longitude:	-118.10809		
Location:	712 W Beverly Boulevard		
Location(OSWCR):	712 W Beverly Boulevard		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WNW	0.52	2,743.42	201.41	WATER WELLS

WCR No:	WCR2000-011929	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01109
Decimal Latitude:	34.01109	Decim Long(OSWCR):	-118.10809
Decimal Longitude:	-118.10809		
Location:	nw/o Vail Ave, Ferguson Dr		
Location(OSWCR):	nw/o Vail Ave, Ferguson Dr		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WNW	0.52	2,743.42	201.41	WATER WELLS

WCR No:	WCR2015-001236	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.01109
Decimal Latitude:	34.01109	Decim Long(OSWCR):	-118.10809
Decimal Longitude:	-118.10809		
Location:	801 W Olympic Blvd		
Location(OSWCR):	801 W Olympic Blvd		

Wells and Additional Sources Detail Report

Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
15	S	0.54	2,872.23	174.20	WATER WELLS

WCR No: WCR2019-010123 City(OSWCR): Commerce
 City: Commerce County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.000813
 Decimal Latitude: 34.000813 Decim Long(OSWCR): -118.098047
 Decimal Longitude: -118.098047
 Location: 6711 E Washington BLVD
 Location(OSWCR): 6711 E Washington BLVD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
23	SW	0.62	3,263.55	212.61	WATER WELLS

WCR No: WCR2020-004131 City(OSWCR): Montebello
 City: Montebello County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.0016
 Decimal Latitude: 34.0016 Decim Long(OSWCR): -118.1059
 Decimal Longitude: -118.1059
 Location: 437 Bluff RD
 Location(OSWCR): 437 Bluff RD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
31	WSW	0.64	3,363.35	205.25	WATER WELLS

WCR No: WCR2020-003556 City(OSWCR): Montebello
 City: Montebello County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 34.0060875
 Decimal Latitude: 34.0060875 Decim Long(OSWCR): -118.1100684
 Decimal Longitude: -118.1100684
 Location: 815 W Olympic BLVD
 Location(OSWCR): 815 W Olympic BLVD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
34	WSW	0.66	3,469.17	204.07	WATER WELLS

WCR No: WCR2020-003558 City(OSWCR): Montebello

Wells and Additional Sources Detail Report

City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.0066122
Decimal Latitude:	34.0066122	Decim Long(OSWCR):	-118.1105995
Decimal Longitude:	-118.1105995		
Location:	815 W Olympic BLVD		
Location(OSWCR):	815 W Olympic BLVD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
38	WSW	0.67	3,544.32	204.10	WATER WELLS

WCR No:	WCR2020-003557	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.0062209
Decimal Latitude:	34.0062209	Decim Long(OSWCR):	-118.1107363
Decimal Longitude:	-118.1107363		
Location:	815 W Olympic BLVD		
Location(OSWCR):	815 W Olympic BLVD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
59	ESE	0.72	3,806.52	179.14	WATER WELLS

WCR No:	WCR2019-017300	City(OSWCR):	Pico Rivera
City:	Pico Rivera	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.004976
Decimal Latitude:	34.004976	Decim Long(OSWCR):	-118.086962
Decimal Longitude:	-118.086962		
Location:	4823 Lexington RD		
Location(OSWCR):	4823 Lexington RD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
82	NW	0.78	4,143.32	221.94	WATER WELLS

WCR No:	WCR2020-004550	City(OSWCR):	MONTEBELLO
City:	MONTEBELLO	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.017398
Decimal Latitude:	34.017398	Decim Long(OSWCR):	-118.108844
Decimal Longitude:	-118.108844		
Location:	1009 W BEVERLY BOULEVARD		
Location(OSWCR):	1009 W BEVERLY BOULEVARD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
86	NW	0.80	4,220.43	224.42	WATER WELLS

WCR No:	WCR2020-004549	City(OSWCR):	MONTEBELLO
City:	MONTEBELLO	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.017628
Decimal Latitude:	34.017628	Decim Long(OSWCR):	-118.108924
Decimal Longitude:	-118.108924		
Location:	1009 W BEVERLY BOULEVARD		
Location(OSWCR):	1009 W BEVERLY BOULEVARD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
89	NW	0.80	4,239.00	223.32	WATER WELLS

WCR No:	WCR2020-004546	City(OSWCR):	MONTEBELLO
City:	MONTEBELLO	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.017555
Decimal Latitude:	34.017555	Decim Long(OSWCR):	-118.109103
Decimal Longitude:	-118.109103		
Location:	1009 W BEVERLY BOULEVARD		
Location(OSWCR):	1009 W BEVERLY BOULEVARD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
89	NW	0.80	4,239.00	223.32	WATER WELLS

WCR No:	WCR2020-004547	City(OSWCR):	MONTEBELLO
City:	MONTEBELLO	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.017555
Decimal Latitude:	34.017555	Decim Long(OSWCR):	-118.109103
Decimal Longitude:	-118.109103		
Location:	1009 W BEVERLY BOULEVARD		
Location(OSWCR):	1009 W BEVERLY BOULEVARD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
90	NW	0.80	4,241.17	223.32	WATER WELLS

WCR No:	WCR2020-004548	City(OSWCR):	MONTEBELLO
City:	MONTEBELLO	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.017578

Wells and Additional Sources Detail Report

Decimal Latitude: 34.017578 Decim Long(OSWCR): -118.109085
 Decimal Longitude: -118.109085
 Location: 1009 W BEVERLY BOULEVARD
 Location(OSWCR): 1009 W BEVERLY BOULEVARD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR1945-000443 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: DUNLAP CROSSING RD, COLTMAN-PICO RD
 Location(OSWCR): DUNLAP CROSSING RD, COLTMAN-PICO RD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR1776-011154 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: WHITTIER BLVD, LEXINGTON
 Location(OSWCR): WHITTIER BLVD, LEXINGTON
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR2005-013004 City(OSWCR): Pico Rivera
 City: Pico Rivera County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: 5923 S Rosemead Boulevard
 Location(OSWCR): 5923 S Rosemead Boulevard
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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Wells and Additional Sources Detail Report

143 SSE 0.96 5,051.81 175.38 WATER WELLS

WCR No: WCR2005-013013 City(OSWCR): Pico Rivera
 City: Pico Rivera County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: 5923 S Rosemead Boulevard
 Location(OSWCR): 5923 S Rosemead Boulevard
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key Direction Distance (mi) Distance (ft) Elevation (ft) DB

143 SSE 0.96 5,051.81 175.38 WATER WELLS

WCR No: WCR2005-012909 City(OSWCR): Pico Rivera
 City: Pico Rivera County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: 5923 S Rosemead Boulevard
 Location(OSWCR): 5923 S Rosemead Boulevard
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key Direction Distance (mi) Distance (ft) Elevation (ft) DB

143 SSE 0.96 5,051.81 175.38 WATER WELLS

WCR No: WCR2016-000282 City(OSWCR): Pico Rivera
 City: Pico Rivera County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: 8845 E Whittier BLVD
 Location(OSWCR): 8845 E Whittier BLVD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key Direction Distance (mi) Distance (ft) Elevation (ft) DB

143 SSE 0.96 5,051.81 175.38 WATER WELLS

WCR No: WCR2005-013009 City(OSWCR): Pico Rivera
 City: Pico Rivera County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018

Wells and Additional Sources Detail Report

Location: 5923 S Rosemead Boulevard
 Location(OSWCR): 5923 S Rosemead Boulevard
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR2001-011465 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: WHITTIER BLVD, LEXINGTON
 Location(OSWCR): WHITTIER BLVD, LEXINGTON
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR1955-002562 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: DUNLOP CROSSING RD, PICO KAUFMAN ROAD
 Location(OSWCR): DUNLOP CROSSING RD, PICO KAUFMAN ROAD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR1932-000177 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: VAN NORMAN RD
 Location(OSWCR): VAN NORMAN RD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

Wells and Additional Sources Detail Report

WCR No:	WCR2005-013008	City(OSWCR):	Pico Rivera
City:	Pico Rivera	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99695
Decimal Latitude:	33.99695	Decim Long(OSWCR):	-118.09018
Decimal Longitude:	-118.09018		
Location:	5923 S Rosemead Boulevard		
Location(OSWCR):	5923 S Rosemead Boulevard		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No:	WCR1932-000101	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99695
Decimal Latitude:	33.99695	Decim Long(OSWCR):	-118.09018
Decimal Longitude:	-118.09018		
Location:	VAN NORMAN RD, UPRR		
Location(OSWCR):	VAN NORMAN RD, UPRR		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No:	WCR1955-002040	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99695
Decimal Latitude:	33.99695	Decim Long(OSWCR):	-118.09018
Decimal Longitude:	-118.09018		
Location:	DUNLOP CROSSING RD, PICO KAUFMAN RD		
Location(OSWCR):	DUNLOP CROSSING RD, PICO KAUFMAN RD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No:	WCR1946-000897	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99695
Decimal Latitude:	33.99695	Decim Long(OSWCR):	-118.09018
Decimal Longitude:	-118.09018		
Location:	VAN NORMAN RD, ARROYO DITCH		
Location(OSWCR):	VAN NORMAN RD, ARROYO DITCH		

Wells and Additional Sources Detail Report

Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR1929-000484 City(OSWCR): RIVERA
 City: RIVERA County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: SAN GABRIEL BLVD, DUNLOP CROSSING RD, WH
 Location(OSWCR): SAN GABRIEL BLVD, DUNLOP CROSSING RD, WH
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR1955-002042 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: DUNLAP CROSSING RD, PICO KAUFMAN RD
 Location(OSWCR): DUNLAP CROSSING RD, PICO KAUFMAN RD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR1945-000573 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: DUNLAP CROSSING RD, COLTMAN-PICO ROAD
 Location(OSWCR): DUNLAP CROSSING RD, COLTMAN-PICO ROAD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR1929-000229 City(OSWCR): RIVERA

Wells and Additional Sources Detail Report

City:	RIVERA	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99695
Decimal Latitude:	33.99695	Decim Long(OSWCR):	-118.09018
Decimal Longitude:	-118.09018		
Location:	SAN GABRIEL BLVD, DUNLOP CROSSING RD, WH		
Location(OSWCR):	SAN GABRIEL BLVD, DUNLOP CROSSING RD, WH		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No:	WCR1955-002041	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99695
Decimal Latitude:	33.99695	Decim Long(OSWCR):	-118.09018
Decimal Longitude:	-118.09018		
Location:	DUNLOP CROSSING RD, PICO KAUFMAN RD		
Location(OSWCR):	DUNLOP CROSSING RD, PICO KAUFMAN RD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No:	WCR1955-002563	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99695
Decimal Latitude:	33.99695	Decim Long(OSWCR):	-118.09018
Decimal Longitude:	-118.09018		
Location:	DUNLOP CROSSING RD, PICO KAUFMAN ROAD		
Location(OSWCR):	DUNLOP CROSSING RD, PICO KAUFMAN ROAD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No:	WCR0304714	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99695
Decimal Latitude:	33.99695	Decim Long(OSWCR):	-118.09018
Decimal Longitude:	-118.09018		
Location:	None		
Location(OSWCR):	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No:	WCR1954-002009	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99695
Decimal Latitude:	33.99695	Decim Long(OSWCR):	-118.09018
Decimal Longitude:	-118.09018		
Location:	VAN NORMAN, LOCH LAMOND DR, RIO HONDO, W		
Location(OSWCR):	VAN NORMAN, LOCH LAMOND DR, RIO HONDO, W		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No:	WCR1776-008017	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99695
Decimal Latitude:	33.99695	Decim Long(OSWCR):	-118.09018
Decimal Longitude:	-118.09018		
Location:	PASSONS BLVD, RANCHITO SCHOOL, TOWNLEY D		
Location(OSWCR):	PASSONS BLVD, RANCHITO SCHOOL, TOWNLEY D		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No:	WCR2001-011464	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99695
Decimal Latitude:	33.99695	Decim Long(OSWCR):	-118.09018
Decimal Longitude:	-118.09018		
Location:	RIVERA, BARLOW, CENTER STREET		
Location(OSWCR):	RIVERA, BARLOW, CENTER STREET		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No:	WCR2005-013010	City(OSWCR):	Pico Rivera
City:	Pico Rivera	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99695

Wells and Additional Sources Detail Report

Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: 5923 S Rosemead Boulevard
 Location(OSWCR): 5923 S Rosemead Boulevard
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR2005-013012 City(OSWCR): Pico Rivera
 City: Pico Rivera County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: 5923 S Rosemead Boulevard
 Location(OSWCR): 5923 S Rosemead Boulevard
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR2004-016069 City(OSWCR): Pico Rivera
 City: Pico Rivera County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: 5923 S Rosemead Boulevard
 Location(OSWCR): 5923 S Rosemead Boulevard
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR2005-013005 City(OSWCR): Pico Rivera
 City: Pico Rivera County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: 5923 S Rosemead Boulevard
 Location(OSWCR): 5923 S Rosemead Boulevard
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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Wells and Additional Sources Detail Report

143 SSE 0.96 5,051.81 175.38 WATER WELLS

WCR No: WCR1917-000153 City(OSWCR): MAYWOOD
 City: MAYWOOD County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: PINE ST, 53RD ST, 54TH ST
 Location(OSWCR): PINE ST, 53RD ST, 54TH ST
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key Direction Distance (mi) Distance (ft) Elevation (ft) DB

143 SSE 0.96 5,051.81 175.38 WATER WELLS

WCR No: WCR2005-012908 City(OSWCR): Pico Rivera
 City: Pico Rivera County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: 5923 S Rosemead Boulevard
 Location(OSWCR): 5923 S Rosemead Boulevard
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key Direction Distance (mi) Distance (ft) Elevation (ft) DB

143 SSE 0.96 5,051.81 175.38 WATER WELLS

WCR No: WCR2016-000283 City(OSWCR): Pico Rivera
 City: Pico Rivera County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: 8845 E Whittier BLVD
 Location(OSWCR): 8845 E Whittier BLVD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key Direction Distance (mi) Distance (ft) Elevation (ft) DB

143 SSE 0.96 5,051.81 175.38 WATER WELLS

WCR No: WCR1917-000076 City(OSWCR): Maywood
 City: Maywood County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018

Wells and Additional Sources Detail Report

Location: PINE ST, 53RD, 54TH ST
 Location(OSWCR): PINE ST, 53RD, 54TH ST
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR2005-013007 City(OSWCR): Pico Rivera
 City: Pico Rivera County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: 5923 S Rosemead Boulevard
 Location(OSWCR): 5923 S Rosemead Boulevard
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR2005-013011 City(OSWCR): Pico Rivera
 City: Pico Rivera County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: 5923 S Rosemead Boulevard
 Location(OSWCR): 5923 S Rosemead Boulevard
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR0271440 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: None
 Location(OSWCR): None
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

Wells and Additional Sources Detail Report

WCR No:	WCR2005-013006	City(OSWCR):	Pico Rivera
City:	Pico Rivera	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99695
Decimal Latitude:	33.99695	Decim Long(OSWCR):	-118.09018
Decimal Longitude:	-118.09018		
Location:	5923 S Rosemead Boulevard		
Location(OSWCR):	5923 S Rosemead Boulevard		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No:	WCR2016-000284	City(OSWCR):	Pico Rivera
City:	Pico Rivera	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99695
Decimal Latitude:	33.99695	Decim Long(OSWCR):	-118.09018
Decimal Longitude:	-118.09018		
Location:	8845 E Whittier BLVD		
Location(OSWCR):	8845 E Whittier BLVD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No:	WCR1946-000703	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99695
Decimal Latitude:	33.99695	Decim Long(OSWCR):	-118.09018
Decimal Longitude:	-118.09018		
Location:	VAN NORMAN RD, ARROYO DITCH		
Location(OSWCR):	VAN NORMAN RD, ARROYO DITCH		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No:	WCR2001-011467	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99695
Decimal Latitude:	33.99695	Decim Long(OSWCR):	-118.09018
Decimal Longitude:	-118.09018		
Location:	None		
Location(OSWCR):	None		

Wells and Additional Sources Detail Report

Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR2005-012910 City(OSWCR): Pico Rivera
 City: Pico Rivera County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: 5923 S Rosemead Boulevard
 Location(OSWCR): 5923 S Rosemead Boulevard
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR1776-008016 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: None
 Location(OSWCR): None
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR1950-001936 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99695
 Decimal Latitude: 33.99695 Decim Long(OSWCR): -118.09018
 Decimal Longitude: -118.09018
 Location: BEVERLY BLVD, RIO HONDO, LEXINGTON ST, R
 Location(OSWCR): BEVERLY BLVD, RIO HONDO, LEXINGTON ST, R
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
143	SSE	0.96	5,051.81	175.38	WATER WELLS

WCR No: WCR1776-011157 City(OSWCR): None

Wells and Additional Sources Detail Report

City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99695
Decimal Latitude:	33.99695	Decim Long(OSWCR):	-118.09018
Decimal Longitude:	-118.09018		
Location:	RIVERA, BARLOW, CENTER ST		
Location(OSWCR):	RIVERA, BARLOW, CENTER ST		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No:	WCR1945-000444	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	RIO HONDO, BLUFF RD		
Location(OSWCR):	RIO HONDO, BLUFF RD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No:	WCR1776-008035	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	None		
Location(OSWCR):	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No:	WCR1946-000705	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	Rio Honda Spreading Grounds BASIN 8		
Location(OSWCR):	Rio Honda Spreading Grounds BASIN 8		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No:	WCR1776-008037	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	COFFMAN PICO RD, SAN GABRIEL BLVD		
Location(OSWCR):	COFFMAN PICO RD, SAN GABRIEL BLVD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No:	WCR1776-008034	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	MINES AVE		
Location(OSWCR):	MINES AVE		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No:	WCR1776-008033	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	None		
Location(OSWCR):	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No:	WCR1776-011846	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688

Wells and Additional Sources Detail Report

Decimal Latitude: 33.99688 Decim Long(OSWCR): -118.10807
 Decimal Longitude: -118.10807
 Location: COFFMAN PICO RD, SAN GABRIEL BLVD, DUNLO
 Location(OSWCR): COFFMAN PICO RD, SAN GABRIEL BLVD, DUNLO
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No: WCR1940-000159 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99688
 Decimal Latitude: 33.99688 Decim Long(OSWCR): -118.10807
 Decimal Longitude: -118.10807
 Location: Rio Honda Spreading Grounds, BASIN WEIR
 Location(OSWCR): Rio Honda Spreading Grounds, BASIN WEIR
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No: WCR1776-008036 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99688
 Decimal Latitude: 33.99688 Decim Long(OSWCR): -118.10807
 Decimal Longitude: -118.10807
 Location: CENTER ST, SAN GABRIEL BLVD
 Location(OSWCR): CENTER ST, SAN GABRIEL BLVD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No: WCR1948-001419 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99688
 Decimal Latitude: 33.99688 Decim Long(OSWCR): -118.10807
 Decimal Longitude: -118.10807
 Location: Rio Honda Spreading Grounds
 Location(OSWCR): Rio Honda Spreading Grounds
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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Wells and Additional Sources Detail Report

144 SSW 0.96 5,057.59 201.46 WATER WELLS

WCR No: WCR1928-000178 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99688
 Decimal Latitude: 33.99688 Decim Long(OSWCR): -118.10807
 Decimal Longitude: -118.10807
 Location: EL CARMEL TRACT
 Location(OSWCR): EL CARMEL TRACT
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key Direction Distance (mi) Distance (ft) Elevation (ft) DB

144 SSW 0.96 5,057.59 201.46 WATER WELLS

WCR No: WCR1945-000576 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99688
 Decimal Latitude: 33.99688 Decim Long(OSWCR): -118.10807
 Decimal Longitude: -118.10807
 Location: RIO HONDO, BLUFF RD
 Location(OSWCR): RIO HONDO, BLUFF RD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key Direction Distance (mi) Distance (ft) Elevation (ft) DB

144 SSW 0.96 5,057.59 201.46 WATER WELLS

WCR No: WCR1928-000374 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99688
 Decimal Latitude: 33.99688 Decim Long(OSWCR): -118.10807
 Decimal Longitude: -118.10807
 Location: EL CARMEL TRACT
 Location(OSWCR): EL CARMEL TRACT
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key Direction Distance (mi) Distance (ft) Elevation (ft) DB

144 SSW 0.96 5,057.59 201.46 WATER WELLS

WCR No: WCR2001-011486 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99688
 Decimal Latitude: 33.99688 Decim Long(OSWCR): -118.10807
 Decimal Longitude: -118.10807

Wells and Additional Sources Detail Report

Location: CENTER ST, SAN GABRIEL BOULEVARD
 Location(OSWCR): CENTER ST, SAN GABRIEL BOULEVARD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No: WCR1925-000310 City(OSWCR): RIVERA
 City: RIVERA County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99688
 Decimal Latitude: 33.99688 Decim Long(OSWCR): -118.10807
 Decimal Longitude: -118.10807
 Location: SAN GABRIEL BLVD, CENTER ST
 Location(OSWCR): SAN GABRIEL BLVD, CENTER ST
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No: WCR1921-000085 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99688
 Decimal Latitude: 33.99688 Decim Long(OSWCR): -118.10807
 Decimal Longitude: -118.10807
 Location: RIO HONDO, BEACH ST
 Location(OSWCR): RIO HONDO, BEACH ST
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No: WCR1776-008014 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99688
 Decimal Latitude: 33.99688 Decim Long(OSWCR): -118.10807
 Decimal Longitude: -118.10807
 Location: RIO HONDA CHANNEL, MINES AVE
 Location(OSWCR): RIO HONDA CHANNEL, MINES AVE
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

Wells and Additional Sources Detail Report

WCR No:	WCR1948-001420	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	Rio Honda Spreading Grounds, WASH BLVD		
Location(OSWCR):	Rio Honda Spreading Grounds, WASH BLVD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No:	WCR2001-011485	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	None		
Location(OSWCR):	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No:	WCR1940-000251	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	Rio Honda Spreading Grounds		
Location(OSWCR):	Rio Honda Spreading Grounds		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No:	WCR2001-011488	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	Rio Honda Spreading Grounds		
Location(OSWCR):	Rio Honda Spreading Grounds		

Wells and Additional Sources Detail Report

Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No: WCR1776-008038 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99688
 Decimal Latitude: 33.99688 Decim Long(OSWCR): -118.10807
 Decimal Longitude: -118.10807
 Location: Rio Honda Spreading Grounds BASIN 8
 Location(OSWCR): Rio Honda Spreading Grounds BASIN 8
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No: WCR2001-011484 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99688
 Decimal Latitude: 33.99688 Decim Long(OSWCR): -118.10807
 Decimal Longitude: -118.10807
 Location: MINES AVE
 Location(OSWCR): MINES AVE
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No: WCR1948-000992 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99688
 Decimal Latitude: 33.99688 Decim Long(OSWCR): -118.10807
 Decimal Longitude: -118.10807
 Location: Rio Honda Spreading Grounds, WASH BLVD
 Location(OSWCR): Rio Honda Spreading Grounds, WASH BLVD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No: WCR2001-011487 City(OSWCR): None

Wells and Additional Sources Detail Report

City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	COFFMAN PICO RD, SAN GABRIEL BL, DUNLOP		
Location(OSWCR):	COFFMAN PICO RD, SAN GABRIEL BL, DUNLOP		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No:	WCR2001-011469	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	None		
Location(OSWCR):	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No:	WCR1946-000899	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	Rio Honda Spreading Grounds		
Location(OSWCR):	Rio Honda Spreading Grounds		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No:	WCR1946-000900	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	Rio Honda Spreading Grounds		
Location(OSWCR):	Rio Honda Spreading Grounds		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No:	WCR0223324	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	None		
Location(OSWCR):	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No:	WCR1946-000704	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	Rio Honda Spreading Grounds BASIN 8		
Location(OSWCR):	Rio Honda Spreading Grounds BASIN 8		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No:	WCR2001-011468	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	RIO HONDA CHANNEL, MINES AVE		
Location(OSWCR):	RIO HONDA CHANNEL, MINES AVE		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No:	WCR1991-018077	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688

Wells and Additional Sources Detail Report

Decimal Latitude: 33.99688 Decim Long(OSWCR): -118.10807
 Decimal Longitude: -118.10807
 Location: E WHITTIER BLVD
 Location(OSWCR): E WHITTIER BLVD
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No: WCR1920-000137 City(OSWCR): Montebello
 City: Montebello County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99688
 Decimal Latitude: 33.99688 Decim Long(OSWCR): -118.10807
 Decimal Longitude: -118.10807
 Location: RIO HONDO, 1ST ST, BLUFF, MINES AVE
 Location(OSWCR): RIO HONDO, 1ST ST, BLUFF, MINES AVE
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No: WCR2013-008912 City(OSWCR): Montebello
 City: Montebello County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99688
 Decimal Latitude: 33.99688 Decim Long(OSWCR): -118.10807
 Decimal Longitude: -118.10807
 Location: 916 Carob Way
 Location(OSWCR): 916 Carob Way
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
144	SSW	0.96	5,057.59	201.46	WATER WELLS

WCR No: WCR1921-000225 City(OSWCR): None
 City: None County(OSWCR): Los Angeles
 County: Los Angeles Decimal Lat(OSWCR): 33.99688
 Decimal Latitude: 33.99688 Decim Long(OSWCR): -118.10807
 Decimal Longitude: -118.10807
 Location: RIO HONDO, BEACH ST
 Location(OSWCR): RIO HONDO, BEACH ST
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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Wells and Additional Sources Detail Report

144	SSW	0.96	5,057.59	201.46	WATER WELLS
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WCR No:	WCR1948-000991	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	Rio Honda Spreading Grounds, WASH BLVD		
Location(OSWCR):	Rio Honda Spreading Grounds, WASH BLVD		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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144	SSW	0.96	5,057.59	201.46	WATER WELLS
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WCR No:	WCR1987-013723	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	WASHINGTON BLVD, RIO HONDO CHANNEL		
Location(OSWCR):	WASHINGTON BLVD, RIO HONDO CHANNEL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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144	SSW	0.96	5,057.59	201.46	WATER WELLS
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WCR No:	WCR1920-000307	City(OSWCR):	Montebello
City:	Montebello	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	33.99688
Decimal Latitude:	33.99688	Decim Long(OSWCR):	-118.10807
Decimal Longitude:	-118.10807		
Location:	RIO HONDO, 1ST ST, MINES AVE		
Location(OSWCR):	RIO HONDO, 1ST ST, MINES AVE		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Radon Information

This section lists any relevant radon information found for the target property.

Federal EPA Radon Zone for *LOS ANGELES* County: **2**

Zone 1: Counties with predicted average indoor radon screening levels greater than 4 pCi/L

Zone 2: Counties with predicted average indoor radon screening levels from 2 to 4 pCi/L

Zone 3: Counties with predicted average indoor radon screening levels less than 2 pCi/L

Federal Area Radon Information for *LOS ANGELES* County

No Measures/Homes:	69
Geometric Mean:	0.4
Arithmetic Mean:	0.7
Median:	0.5
Standard Deviation:	1
Maximum:	5.6
% >4 pCi/L:	1
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data from the EPA/State Residential Radon Survey of California conducted during 1989-90. Data represent 2-7 day charcoal canister measurements from the lowest level of each home tested.

Federal Sources

FEMA National Flood Hazard Layer

FEMA FLOOD

The National Flood Hazard Layer (NFHL) data incorporates Flood Insurance Rate Map (FIRM) databases published by the Federal Emergency Management Agency (FEMA), and any Letters Of Map Revision (LOMRs) that have been issued against those databases since their publication date. The FIRM Database is the digital, geospatial version of the flood hazard information shown on the published paper FIRMs. The FIRM Database depicts flood risk information and supporting data used to develop the risk data. The FIRM Database is derived from Flood Insurance Studies (FISs), previously published FIRMs, flood hazard analyses performed in support of the FISs and FIRMs, and new mapping data, where available.

Indoor Radon Data

INDOOR RADON

Indoor radon measurements tracked by the Environmental Protection Agency(EPA) and the State Residential Radon Survey.

Public Water Systems Violations and Enforcement Data

PWSV

List of drinking water violations and enforcement actions from the Safe Drinking Water Information System (SDWIS) made available by the Drinking Water Protection Division of the US EPA's Office of Groundwater and Drinking Water. Enforcement sensitive actions are not included in the data released by the EPA. Address information provided in SWDIS may correspond either with the physical location of the water system, or with a contact address.

Radon Zone Level

RADON ZONE

Areas showing the level of Radon Zones (level 1, 2 or 3) by county. This data is maintained by the Environmental Protection Agency (EPA).

Safe Drinking Water Information System (SDWIS)

SDWIS

The Safe Drinking Water Information System (SDWIS) contains information about public water systems as reported to US Environmental Protection Agency (EPA) by the states. Addresses may correspond with the location of the water system, or with a contact address.

Soil Survey Geographic database

SSURGO

The Soil Survey Geographic database (SSURGO) contains information about soil as collected by the National Cooperative Soil Survey at the Natural Resources Conservation Service (NRCS). Soil maps outline areas called map units. The map units are linked to soil properties in a database. Each map unit may contain one to three major components and some minor components.

U.S. Fish & Wildlife Service Wetland Data

US WETLAND

The U.S. Fish & Wildlife Service Wetland layer represents the approximate location and type of wetlands and deepwater habitats in the United States.

USGS Current Topo

US TOPO

US Topo topographic maps are produced by the National Geospatial Program of the U.S. Geological Survey (USGS). The project was launched in late 2009, and the term "US Topo" refers specifically to quadrangle topographic maps published in 2009 and later.

USGS Geology

US GEOLOGY

Seamless maps depicting geological information provided by the United States Geological Survey (USGS).

USGS National Water Information System

FED USGS

The U.S. Geological Survey (USGS)'s National Water Information System (NWIS) is the nation's principal repository of water resources data. This database includes comprehensive information of well-construction details, time-series data for gage height, streamflow, groundwater level, and precipitation and water use data.

State Sources

Oil and Gas Wells

OGW

A list of Oil and Gas well locations. This is provided by California's Department of Conservation Division of

Appendix

Oil, Gas and Geothermal Resources.

Periodic Groundwater Level Measurement Locations

Locations of groundwater level monitoring wells in the Department of Water Resources (DWR)'s Periodic Groundwater Levels dataset. The DWR Periodic Groundwater Levels dataset contains seasonal and long-term groundwater level measurements collected by the Department of Water Resources and cooperating agencies.

MONITOR WELLS

Well Completion Reports

List of wells from the Well Completion Reports data made available by the California Department of Water Resources' (DWR) Online System for Well Completion Reports (OSWCR). Please note that the majority of well completion reports have been spatially registered to the center of the 1x1 mile Public Land Survey System section that the well is located in.

WATER WELLS

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Los Angeles
Department of
Water & Power



Drinking Water Quality Report

2020

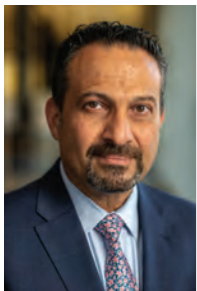
ladwp.com/waterqualityreport



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SAFEGUARDING L.A.'S DRINKING WATER



A Message from Razmik Manoukian

Director of Water Quality

It's been a tough year with many adjustments for all of Los Angeles, but one thing we didn't have to worry about was the safety of our drinking water supply. Throughout 2020, LADWP maintained the highest water quality standards by adhering to all treatment, monitoring and safety protocols.

The City of Los Angeles water supply is approximately 89 percent surface water, 9 percent groundwater, and 2 percent recycled water. The surface water is purified using a multibarrier approach as depicted in the treatment process figure below. The water is purified by screening, ozonation, filtration, ultra-violet disinfection, chlorination, and ammoniation. LADWP also disinfects extracted groundwater with chlorine to safeguard against microorganisms. Every step of the treatment process achieves a certain level of microorganism and contaminant removal. When it comes to viruses, including COVID-19, the most effective treatment process is chlorination. A very small amount of chlorine is highly effective in killing viruses. This is important because chlorine protects the water supply as it travels through the distribution system to your tap.

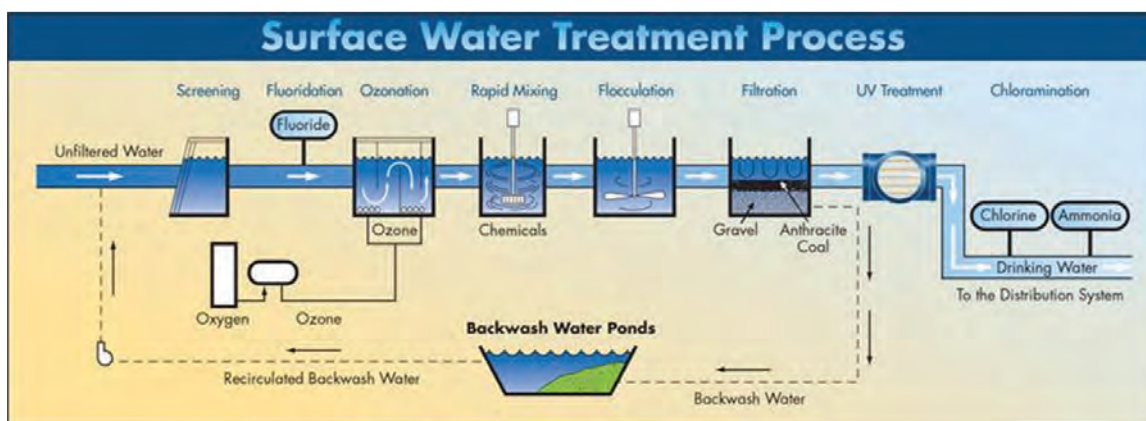
The use of water chlorination to disinfect public water supplies began in the early 1900s. Its use has had a major impact on the incidence of waterborne disease such as cholera, typhoid fever and dysentery in the U.S. and worldwide. Chlorination of drinking water has been credited for increasing life expectancy in developed countries during the twentieth century. It continues to be a primary method

for disinfecting water today and an effective treatment step in stopping the COVID-19 virus. LADWP uses chlorination and other state-of-art water treatment methods because we are committed to the safety and quality of your drinking water.

The U.S. Environmental Protection Agency (U.S. EPA) and the State Water Resources Control Board, Division of Drinking Water (SWRCB-DDW) require that all water agencies produce an annual report informing customers about the quality of their drinking water. To ensure compliance with these drinking water standards, LADWP employees actively safeguard our water. Every day, we effectively manage state-of-the-art water treatment facilities and diligently test the water to make certain the highest quality water is delivered to you. Over 37,000 samples are tested for hundreds of constituents throughout the distribution system annually.

As you read through this report, you will find references to tables that depict the actual levels of specific substances or "constituents" we have found in the city's water supply. Looking at the tables, I am proud to state that all regulated constituents detected were at very low levels. In fact, LADWP water quality performance was at least 50 percent better than safety levels set by the US EPA and SWRCB-DDW. Out of the 104 constituents we are required to monitor, none were found at levels considered unsafe by health agencies and only 32 were detected at very low levels as listed in Tables I and II.

We are proud to serve safe, refreshing, high quality drinking water to all our customers across the city—at home, work, and neighborhood parks. At LADWP, we are committed to customer service. If you have any questions or concerns about your water quality or need advice on how to improve water quality at your home or workplace, please do not hesitate to call our Water Quality Hotline at (213) 367-3182.



LOS ANGELES IS WATER STRONG



A Message from Richard Harasick

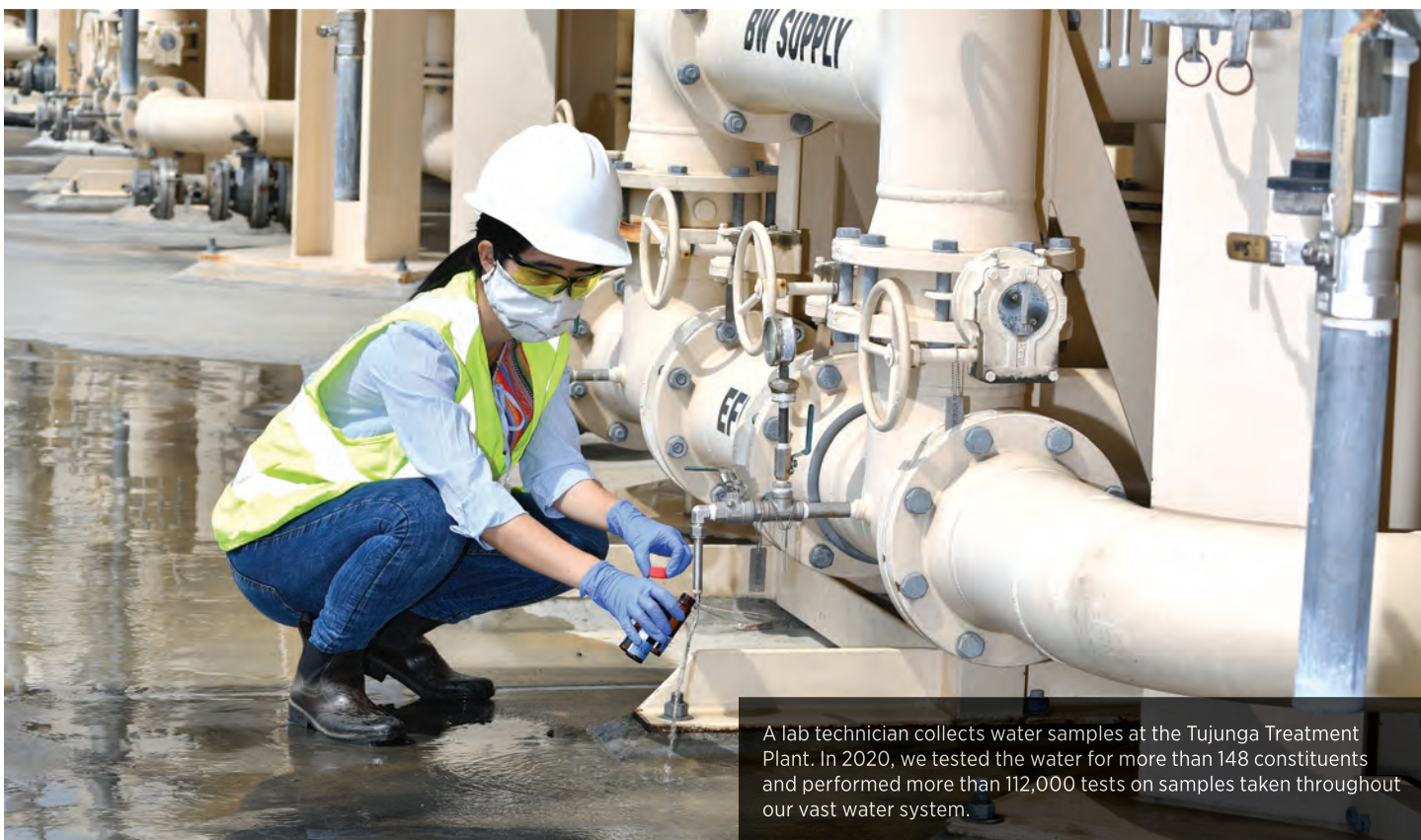
LADWP Senior Assistant General Manager, Water System

LADWP remains water strong despite all the challenges of 2020. Through the dedication and commitment of our essential workforce we continue to serve you safe, high quality drinking water. Our skilled personnel ensure water treatment facilities are maintained and water quality is monitored, sampled, and tested regularly. All water served to you and your family is treated and tested rigorously to meet state and federal standards. As your local utility, LADWP never stopped providing essential services during the pandemic, amidst the wildfires, and through periods of civil unrest.

Our workforce remains strong because we are taking stringent precautions to stay healthy on the job. We take our responsibility to safeguard the city's water supply seriously, especially during the COVID-19 pandemic.

Due to our investments in infrastructure, we continue to make our water system resilient and responsive to your needs and the community we serve. We continue to upgrade and fortify our distribution system through multiple improvement projects. These include strategic pipe replacement, earthquake resilient pipe installation, and ongoing maintenance of tanks and reservoirs. Also, investments in a diverse water supply portfolio of stormwater capture, water conservation, and water recycling further help us to prepare for dry periods and make us less dependent on purchased imported water supplies. Strong water infrastructure allows us to serve safe, high quality water and secure a sustainable water future.

We have every confidence in the quality, reliability, and safety of the water being delivered to your tap. We work in partnership with our regulators to maintain the water system to the highest standards, and we keep a watchful eye on any emerging contaminants. While we continue to navigate these difficult times together, we're working diligently to provide you with the essential services you need. Together, Los Angeles is Water Strong.



A lab technician collects water samples at the Tujunga Treatment Plant. In 2020, we tested the water for more than 148 constituents and performed more than 112,000 tests on samples taken throughout our vast water system.

L.A.'S WATER SOURCES IN 2020

Los Angeles receives water from several sources. In 2020, the Los Angeles Aqueduct (LAA) supplied 40 percent of the water that was treated at the Los Angeles Aqueduct Filtration Plant. Purchased imported water from the

Metropolitan Water District of Southern California (MWD) amounted to 49 percent. The remaining water supply was sourced from local groundwater at 9 percent and recycled water at 2 percent.





Drinking Water and Your Health

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material. It can pick up substances resulting from the presence of animals or from human activity.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the U.S. EPA Safe Drinking Water Hotline: (800) 426-4791.

Health Advisory for People with Weakened Immune Systems

Although LADWP treats its water to meet drinking water standards, some people may be more vulnerable to constituents in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These individuals should seek advice about drinking water from their health care providers. U.S. EPA Centers for Disease Control (CDC) guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants are available from the Safe Drinking Water Hotline: (800) 426-4791.

Contaminants That May Be Present

Water agencies are required to use the following language to discuss the source of contaminants that may reasonably be expected to be found in drinking water, including tap and bottled water.

Contaminants that may be present in source water include:

- Microbial contaminants, such as viruses and bacteria that may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- Inorganic contaminants, such as salts and metals, that can be naturally-occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- Pesticides and herbicides that may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses.
- Organic chemical contaminants, including synthetic and volatile organic chemicals that are by-products of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff, agricultural application, and septic systems.
- Radioactive contaminants that can be naturally-occurring or be the result of oil and gas production and mining activities.

To ensure that tap water is safe to drink, the U.S. EPA and the State Water Resources Control Board (State Board) prescribe regulations that limit the amount of certain contaminants in water provided by public water systems.

The U.S. Food and Drug Administration regulations and California law also establish limits for contaminants in bottled water that provide the same protection for public health.



One of LADWP's frontline employees takes a break from installing critical water pipelines that ensure the reliability of our water infrastructure.

LADWP STAYS FOCUSED ON CUSTOMER SERVICE DURING THE PANDEMIC

LADWP continues to serve safe, high quality water despite the COVID-19 pandemic. The city's drinking water undergoes a multi-step treatment process that is closely monitored throughout the distribution system. This critical work is carried out by our frontline workers — engineers, microbiologists, chemists, sample collectors, and laboratory technicians as well as our everyday water utility workers installing and maintaining the vital water pipe distribution system. LADWP has remained water strong throughout these challenging times. With our capable and dedicated team behind every refreshing glass of tap water, we want to remind you that purchasing expensive single-use plastic water bottles is not necessary.

It is important that our customers feel confidence in the safety of the water we serve. LADWP offers free water quality testing at your residence or place of business. Upon request, one of our experts will collect a water sample and submit it for testing at our state-of-the-art water quality laboratory. A customized report will be provided to you. This report describes your water quality and identifies potential plumbing system issues, if any, at your property.

The inspectors help our customers understand the data provided in the report and identify low- and no-cost

solutions to everyday water-related inquiries. This is a job that we take very seriously. In fact, we've completed over 97 percent of customer-initiated inspection requests by the end of the next business day.

Like many organizations this past year, we needed time to rethink and adjust our services to comply with social-distancing guidelines. These adjustments helped ensure the safety of customers, employees, and the general public. Where possible, we addressed many customer concerns over the phone and provided recommendations to improve their water quality. Additionally, we provided online resources such as a FAQ page and step-by-step instructions for common customer concerns. Following public health guidelines for COVID safety and prevention, we made some modifications to our processes and were able to conduct some in-person services in a responsible, safe, and customer focused manner.

LADWP remains committed to assisting our customers and we appreciate the opportunity to serve you. If you have any water quality concerns, please contact us at (213) 367-3182 or by email at waterquality@ladwp.com.



An LADWP worker replaces one of the lamps on an ultraviolet reactor. These reactors treat water at the microbial level and help us provide reliable high-quality water to our customers on a daily basis.

REGULATORY COMPLIANCE HOW DID WE MEASURE UP?

LADWP works around the clock to ensure that the drinking water we deliver to our customers is of the highest quality and meets all safety requirements. Highly trained, certified treatment operators monitor our water treatment operations continuously, thereby helping meet federal and state standards for drinking water. In 2020, we tested for more than 148 constituents in the water and performed more than 112,000 tests on samples taken throughout our water system. LADWP received no violations and met all primary drinking water standards in 2020.

PFAS and Drinking Water in California

Poly- and Perfluoroalkyl Substances (PFAS) are a group of synthetic (man-made) chemicals which include Perfluorooctanoic acid (PFOA) and Perfluorooctanoic sulfonic acid (PFOS). They have been used for decades in manufacturing; they are suspected carcinogens and don't breakdown. Most U.S. manufacturers voluntarily phased out production of PFOS between 2000 and 2002, and PFOA in 2006.

Studies indicate potential health consequences from exposure to significant levels of PFAS. Health effects may include high cholesterol, liver and thyroid cancer risks, immunotoxicity, pregnancy-induced hypertension, low birth weights, and decreased fertility. More information is available on US EPA's webpage <https://www.epa.gov/ground-water-and-drinking-water/drinking-water-health-advisories-pfoa-and-pfos>.

During the course of 2020, some states agencies released new PFAS requirements that included monitoring, compliance determination and reporting. A growing number of state agencies are actively sampling for PFAS to determine their occurrence, levels and potential environmental pathways. The State Board has been actively investigating and sampling for PFAS since 2019. Updated drinking water response levels were released for PFOA (10 parts per trillion) and PFOS (40 parts per trillion).

At the federal level, the U.S. EPA is yet to release its final determination if PFAS will become regulated. However, at the state level, the State Board has requested that the California

Office of Environmental Health Hazard Assessment begin the process to develop public health goals for PFOA and PFOS. The next step will be establishing regulatory standards, and maximum contaminant levels in drinking water.

LADWP began testing for PFAS in fiscal year 2013-14 and has continued to monitor its local groundwater sources for both PFOA and PFOS. Although PFAS were detected in a few samples from individual wells, no single well represents water provided to our customers. Water from individual wells is blended with water from other wells, and is further diluted by blending with much larger volumes of surface water before entering the distribution system. LADWP has not found PFAS contamination in its water distribution system. Customers can be confident that LADWP is providing high quality drinking water.

If you have questions, please contact our Water Quality Hotline at (213) 367-3182 or email us at waterquality@ladwp.com.

Compliance with Lead and Copper Rule (LCR)

LADWP has a long and successful history of controlling corrosion and minimizing lead exposure to customers. Between 1978 and 2006, LADWP cleaned and cement-lined approximately 2,600 miles of unlined iron pipes 4 inches in diameter and greater. Since 1994, we have been replacing our utility portion of galvanized iron service lines. The number of galvanized service lines in our inventory decreased from approximately 45,000 in 1994 to about 16,900 in 2020. LADWP initiated another program in 1998 to replace low-lead (8 percent lead) water meters with lead-free (0.25 percent lead) water meters. There are currently over 700,000 active water meters in LADWP's water distribution system, and approximately 31,500 meters are being replaced annually. Approximately 514,300 (71 percent) water meters have been replaced. In another proactive effort, our staff had located and removed approximately 12,000 known lead goosenecks from its water distribution system by the year 2005. In 2018, we completed an inventory of its remaining unknown utility-owned services lines—none consisted of lead material.

LADWP conducted LCR residential sampling in 2020. During the sampling program, 100 first draw samples were obtained from customers' homes and analyzed at LADWP's water quality laboratory. The results showed a 90th percentile of 5.0 parts per billion (ppb) for lead and 394 ppb for copper. Both values were well below the respective Action Levels of 15 ppb for lead and 1300 ppb for copper.

LCR Program Requirements

The LCR sampling program focuses on single family residences which were built within 1982 to 1987 that have copper pipes plumbed with lead solder. Customers with qualifying homes that participate in the sampling program will get their tap water tested for lead and copper at no cost.

If your home qualifies, you can participate in LADWP's next round of LCR sampling between June and September. Contact the Water Quality Hotline at (213) 367-3182 or by email at waterquality@ladwp.com.

Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is also available from the Safe Drinking Water Hotline: (800) 426-4791, or at www.epa.gov/lead

Assessment Programs for Surface and Groundwater Resources

Source water assessment updates are required by the SWRCB-DDW and must be included in the annual drinking water quality report. LADWP completed an initial source water assessment in 2002 and is required to provide an updated assessment every five years through a watershed sanitary survey. Watershed sanitary surveys examine possible contamination to sources of drinking water and recommend actions to better protect these water sources.

Below is an update of LADWP's source water assessment.

Surface Supply:

In 2020, LADWP completed an assessment of the Owens Valley and Mono Basin watersheds that supply the Los Angeles Aqueduct. These sources are most vulnerable to geothermal activities that release naturally occurring arsenic into creeks which feed the Owens River. Assessments were also completed for the Lower Stone Canyon Reservoir Watershed in 2019 and Encino Reservoir Watershed in 2020. Activities that impact water quality in these watersheds are livestock grazing, wildlife, and unauthorized public use of storage reservoirs. The impact to water quality from these activities is deemed to be minimal.

LADWP regularly monitors for cryptosporidium and giardia. Results indicate that their presence is infrequent and remain at very low levels in these watersheds.

Groundwater Supply:

Assessment of groundwater sources in the San Fernando Basin was updated in 2018. Assessment of groundwater sources in the Central and Sylmar Basins was completed in February 2019. Located in highly urbanized areas, the wells within these aquifers are most vulnerable to the following activities: dry cleaning, manufacturing, metal finishing, septic systems, chemical processing, and storage of fertilizer, pesticides, and chemicals. These local water supplies are treated and blended with water from other sources to ensure compliance with drinking water standards.

Purchased Imported Supplies from MWD:

The most recent surveys for MWD's source waters are the



Granular Activated Carbon vessels at North Hollywood West Remediation Project are helping us clean our local groundwater, providing a sustainable water supply as a viable alternative to costly, imported water.

Colorado River Watershed Sanitary Survey – 2020 Update, and the State Water Project Watershed Sanitary Survey – 2016 Update. Each source water used by MWD – the Colorado River and State Water Project – has different water quality challenges. Both are exposed to stormwater runoff, recreational activities, wastewater discharges, wildlife, fires and other watershed-related factors that could affect water quality. Treatment to remove specific contaminants can be more expensive than measures to protect water at the source. This is why MWD and other water agencies invest resources to support improved watershed protection programs.

Three of the five MWD treatment plants -- F.E. Weymouth, Robert B. Diemer, and Joseph Jensen -- supply water to the Los Angeles area. MWD tests its water for nearly 400 constituents and performs about 250,000 water quality tests per year on samples gathered from its vast distribution system. Analysis of these samples is undertaken at MWD's water quality laboratory. Results from MWD are provided to LADWP and are included in the report on Tables I, II and III.

Safeguarding our Surface Water

Administered by the SWRCB-DDW, the Surface Water Treatment Rule (SWTR) is a set of drinking water regulations that establish specific treatment requirements for surface water to reduce the risk of waterborne diseases.

The last update to the SWTR is the Long Term 2 Enhanced Surface Water Treatment Rule (LT2) which was put into effect in 2006. This rule protects treated water reservoirs from microbiological contamination by requiring one of three actions: 1) covering, 2) removing from service, or 3) providing additional treatment. LT2 applied to the six remaining uncovered reservoirs at the time: Los Angeles, Upper Stone Canyon, Santa Ynez, Ivanhoe, Silver Lake, and Elysian.

In March 2009, a compliance agreement for LT2 was executed between LADWP and SWRCB-DDW. The Los Angeles Reservoir is the only remaining reservoir awaiting completion of additional treatment.

Los Angeles Reservoir will remain in compliance with the LT2 through a combination of shade balls and construction of a new ultraviolet (UV) treatment plant. The “shading” of the reservoir was completed in 2015 with nearly 96 million shade balls deployed. The new UV treatment facility will disinfect water leaving the Los Angeles Reservoir to satisfy the LT2 water quality regulation. Construction began in June 2017 and will be completed July 2021.

Visit www.ladwp.com/waterquality to learn more about water quality projects and issues. For more information on the latest watershed sanitary surveys contact (213) 367-3182.

WATER QUALITY SERVICE AREAS IN LOS ANGELES

San Fernando Valley Communities

Sources: Los Angeles Aqueduct, local groundwater, and MWD State Water Project

Arleta	Northridge	Sylmar
Canoga Park	Olive View	Tarzana
Chatsworth	Pacoima	Toluca Lake
Encino	Panorama City	Tujunga
Granada Hills	Porter Ranch	Valley Village
Hollywood Hills	Reseda	Van Nuys
Lake View Terrace	Sherman Oaks	Warner Center
Mission Hills	Studio City	West Hills
North Hills	Sun Valley	Winnetka
North Hollywood	Sunland	Woodland Hills

Western Los Angeles Communities

Sources: Los Angeles Aqueduct and MWD State Water Project

Bel Air Estates	Culver City*	Sawtelle
Beverly Glen	Mar Vista	Venice
Brentwood	Pacific Palisades	West Los Angeles
Castellamare	Palisades Highlands	Westchester
Century City	Palms	Westwood
Cheviot Hills	Playa del Rey	

Eastern Los Angeles Communities

Sources: MWD State Water Project and Colorado River Aqueduct

Atwater Village	Echo Park	Lincoln Heights
Boyle Heights	El Sereno	Montecito Heights
Cypress Park	Glassell Park	Monterey Hills
Eagle Rock	Highland Park	Mt. Washington

Central Los Angeles Communities

Sources: Los Angeles Aqueduct, MWD State Water Project, and local groundwater

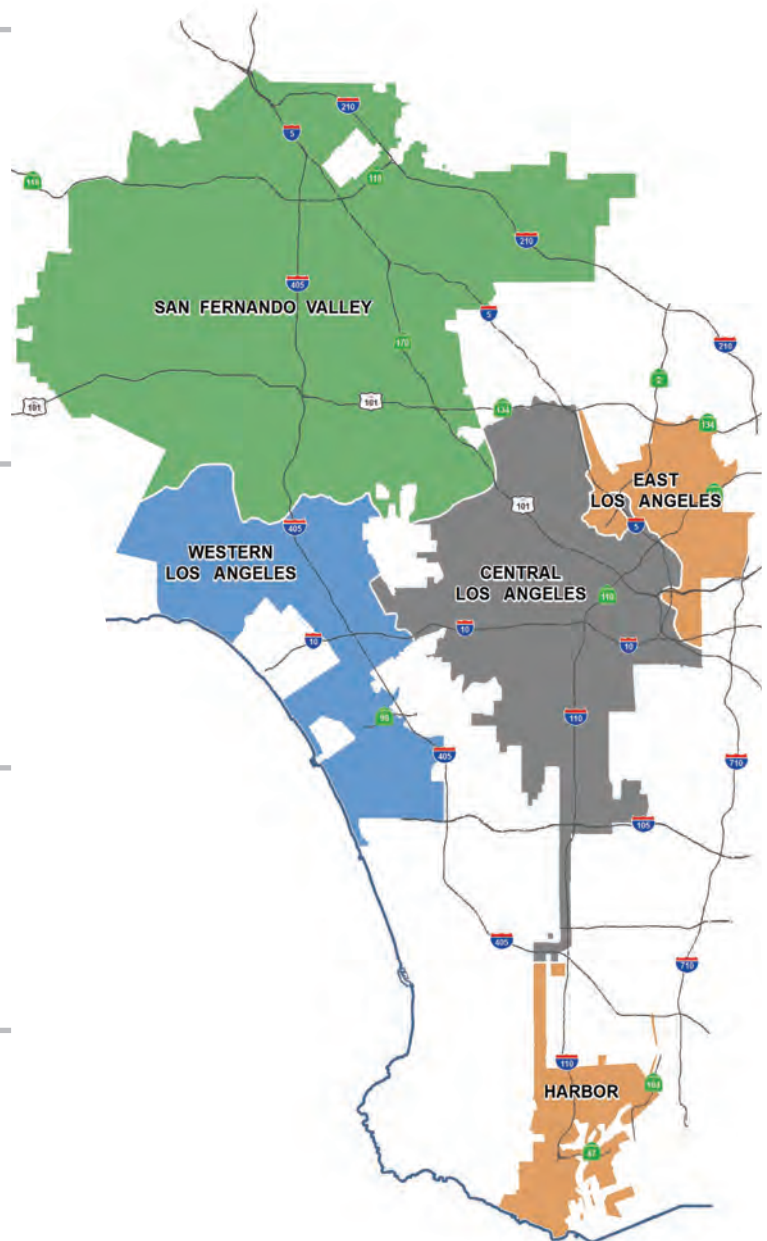
Baldwin Hills	Hyde Park	Park La Brea
Chinatown	Koreatown	Rancho Park
Country Club Park	L.A. City Strip*	Silverlake
Crenshaw	Little Tokyo	Watts
Griffith Park	Los Feliz	West Hollywood*
Hancock Park	Mid City	Westlake
Hollywood	Mt. Olympus	

Harbor Communities

Sources: MWD State Water Project and Colorado River Aqueduct

East San Pedro (Terminal Island)	L.A. City Strip*
Harbor City	San Pedro
Harbor Gateway*	Wilmington

*Sources of drinking water may fluctuate in these communities depending on operational needs and source water availability.



DRINKING WATER QUALITY MONITORING RESULTS

Tables I, II and III list the results of water tests performed by the LADWP and MWD from January to December 2020. LADWP tests for over 148 substances. These tables include only substances with values that are detected. No substance was detected above the maximum contaminant level.

Terms used in Tables:

Compliance: A drinking water standard based on the health risk (primary standards) and aesthetic (secondary standards) exposure of a contaminant to consumers. For example, bacteria and nitrate have strict limits that must be met at all times due to the acute effects they can cause. Other standards, like small amounts of disinfection by-products and man-made chemicals, have standards that are based on a lifetime of exposure because the risk to consumers is very low. Compliance with most standards is based on an average of samples collected within a year. This allows for some fluctuation above and below the numerical standard, while still protecting public health.

Detection Level for Reporting (DLR):

A detected contaminant at or above its detection level for reporting purposes. DLRs are set by the SWRCB-DDW. Data reported in Tables I through III reflect DLRs.

Federal Minimum Reporting Level (MRL): Minimum concentration of a contaminant which can be detected in drinking water using analytical methods established by the U.S. EPA. Data reported in Table IV reflect MRLs.

Maximum Contaminant Level (MCL): Highest level of a contaminant that is allowed in drinking water. Primary MCLs are set as close to the PHGs (or MCLGs) as is economically and technologically feasible. Secondary MCLs are set to protect the odor, taste, and appearance of drinking water.

Maximum Contaminant Level Goal (MCLG): Level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs are set by the U.S. EPA.

Maximum Residual Disinfectant Level (MRDL): Highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

Maximum Residual Disinfectant Level Goal (MRDLG): Level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the beneficial use of disinfectants to control microbial contaminants. MRDLGs are set by U.S. EPA.

Notification Level (NL): Health-based advisory level established by SWRCB-DDW for chemicals in drinking water that lack MCLs.

Primary Drinking Water Standard (PDWS): MCLs, MRDLs and treatment techniques (TTs) for contaminants that affect health, along with their monitoring and reporting requirements.

Public Health Goal (PHG): Level of a contaminant in drinking water below which there is no known or expected risk to health. PHGs are set by the California Environmental Protection Agency.

Regulatory Action Level (AL): Concentration of a contaminant which, if exceeded, triggers treatment or other requirements that a water system must follow.

Secondary Maximum Contaminant Level (SMCL): Highest level a constituent allowed in drinking water that may affect the taste, odor or appearance. SMCLs are set by the U.S. EPA.

Treatment Technique (TT): Required process intended to reduce the level of a contaminant in drinking water. For example, the filtration process is a treatment technique used to reduce turbidity (cloudiness in water) and microbial contaminants from surface water. High turbidities may be indicative of poor or inadequate filtration.



Microbiologists testing water samples at LADWP's state-of-the-art water quality lab

HOW TO READ THE TABLES

The substances found in the water served in your area are listed as follows:

- For San Fernando Valley Area – water test results are under the Los Angeles Aqueduct Filtration Plant (LAAFP), the Northern Combined Wells (NCW), and the Metropolitan Water District (MWD) Jensen Plant columns.
- For Central Los Angeles Area – water test results are under the LAAFP and the Southern Combined Wells (SCW) columns.
- For Western Los Angeles Area – water test results are under the LAAFP columns.
- For Harbor/Eastern Los Angeles Area – water test results are under MWD Weymouth, Diemer, and Jensen Plants columns.

Some substances are reported on a citywide basis as required by SWRCB-DDW.

Abbreviations and Footnotes

ACU = apparent color unit

CFU/mL = colony-forming unit per milliliter

< = less than the detection limit for reporting purposes

µg/L = micrograms per liter (equivalent to ppb)

µS/cm = microsiemens per centimeter

mg/L = milligrams per liter (equivalent to ppm)

NTU = nephelometric turbidity units

NA = not applicable

NR = not reported

NT = not tested

NUM/100 mL = number per 100 milliliter

% = percentage

pCi/L = picocuries per liter

TON = threshold odor number

TABLE I

Calendar Year 2020 Water Quality Monitoring Results

Health-based Primary Drinking Water Standards (MCLs) Substances Detected in Treated Water

Substances	Major Sources in Drinking Water	Units	Meets Primary Standard (YES / NO)	State Primary Standard MCL	State PHG	"Los Angeles Aqueduct Filtration Plant"		"Northern Combined Wells"		"Southern Combined Wells"		"MWD Weymouth Plant"		"MWD Diemer Plant"		"MWD Jensen Plant"	
						Average	Range	Average	Range	Average	Range	Average	Range	Average	Range	Average	Range
Aluminum	Erosion of natural deposits; residue from surface water treatment processes	µg/L	YES	1000	600	<50	<50	<50	<50	<50	<50 - 91	149 (a)	80 - 210	137 (a)	<50 - 260	116 (a)	<50 - 220
Arsenic	Erosion of natural deposits	µg/L	YES	10	0.004	<2 (a)	<2 - 3.2	<2	<2 - 2.5	<2	<2 - 2.5	<2	<2	<2	<2	<2	<2
Barium	Erosion of natural deposits	µg/L	YES	1000	2000	<100	<100	<100	<100	<100	<100 - 120	105	105	107	107	<100	<100
Bromate (b)	By-product of ozone disinfection; formed under sunlight for chlorinated water	µg/L	YES	10	0.1	<1 (a)	<1 - 1.3	<1	<1 - 3.0	0.5	<1 - 1.1	2.0 (a)	<1 - 4.2	1.9 (a)	<1 - 1.3	4.4 (a)	1.4 - 6.0
Fluoride	Erosion of natural deposits; water additive that promotes good dental health	mg/L	YES	2	1	0.7	0.7 - 0.8	0.7	0.6 - 0.7	0.7	0.4 - 0.8	0.7	0.6 - 0.8	0.7	0.5 - 0.9	0.7	0.4 - 0.8
Gross Beta Particle Activity (c)	Naturally present in the environment	pCi/L	YES	50	0	4	4 - 5	4	<4 - 4	5	<4 - 7	4	<3 - 6	<3	<3 - 7	<3	<3
Heterotrophic Plate Count Bacteria	Naturally present in the environment	CFU/mL	YES	TT	none	<1	<1	<1	<1	<1	<1 - 2	<1	<1 - 1	<1	<1 - 1	<1	<1 - 3
Nickel	Runoff and leaching from natural deposits; discharge from metal factories	µg/L	YES	100	12	<1	<1 - 1	<1	<1	1	<1 - 1	<1	<1	<1	<1	<1	<1
Nitrate (as N)	Erosion of natural deposits; runoff and leaching from fertilizer use	mg/L	YES	10	10	<0.4	<0.4	0.7	0.6 - 1.8	0.7	0.6 - 2.9	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4
Nitrate + Nitrite (as N)	Erosion of natural deposits; runoff and leaching from fertilizer use	mg/L	YES	10	10	<0.4	<0.4	0.7	0.6 - 1.8	0.7	0.6 - 2.9	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4
Total Organic Carbon (TOC)	Erosion of natural deposits	mg/L	YES	TT	none	1.6	1.5 - 1.7	1.3	1.1 - 1.6	1.3	0.3 - 2.2	2.4	2.1 - 2.6	2.4	2.2 - 2.7	2.2	1.8 - 2.3
Total Zylenes	Discharge from petroleum and chemical refineries; fuel solvent	µg/L	YES	1750	1800	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5 - 0.6	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Trichloroethylene (TCE)	Discharge from metal degreasing sites and other factories	µg/L	YES	5	1.7	<0.5	<0.5	<0.5	<0.5 - 1.2	<0.5	<0.5 - 1.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Turbidity (c)	Soil runoff	NTU	YES	TT = 1	none	0.108	NA	NA	NA	NA	NA	.04	NA	0.04	NA	0.04	NA
		%		TT = 95% of samples ≤0.3 NTU		100						100		100		100	
Uranium (d)	Erosion of natural deposits	pCi/L	YES	20	0.43	2.9	2.5 - 3.6	2.7	2.1 - 3.5	2.7	2.1 - 6.2	2	1 - 3	2	1 - 3	<1	<1 - 3

(a) Values reflect Highest Running Annual Average (HRAA). HRAA is the highest of all Running Annual Averages (RAAs) in the reported calendar year. RAA is a calculated average of all samples collected within the previous 12-month period, which may include test data from the previous calendar year. HRAA may be higher than the range, which is based on the test data in the reported calendar year.

(b) Bromate is formed in water treated with ozone in the presence of bromide. Bromate has also been found in water treated with chlorine in some uncovered reservoirs in LADWP that have elevated bromide levels and are exposed to sunlight. MWD tests for bromate at its Diemer and Jensen Filtration Plants, which use ozone. Weymouth Plant has tested for bromate for less than 12-month period and so RAA is not calculated. All LADWP distribution reservoirs are now shielded with flexible covers or shade balls to minimize bromate formation.

(c) Turbidity is a measure of the cloudiness of water and is a good indicator of water quality and filtration performance. High turbidity can hinder the effectiveness of disinfectants. The Primary Drinking Water Standard for turbidity (included in this table) at water filtration plants is less than or equal to 0.3 NTU in at least 95 percent of the measurements taken in any month and shall not exceed 1.0 NTU at any time. The reporting requirement for treatment plant turbidity is to report the highest single measurement in the calendar year as well as the lowest monthly percentage of measurements that are less than or equal to 0.3 NTU.

(d) Radiological monitoring is performed in cycles of various frequencies in LADWP for treated sources water and at the blend points. Monitoring for Gross Alpha Particle Activity is performed in six year cycle and was conducted in 2016. Monitoring of Combined Radium-226 and Radium-228 is performed in three year cycle and was conducted in 2019. Monitoring of Gross Beta Particle Activity, Strontium-90, Tritium and Uranium is performed annually. MWD conducted all radiological monitoring in 2020.

TABLE I (CONT'D)

Calendar Year 2020 Water Quality Monitoring Results

Health-based Primary Drinking Water Standards (MCLs)

Substances Detected in Treated Water and Reported on Citywide Basis

Substances	Major Sources in Drinking Water	Units	Meets Primary Standard (YES/NO)	State Primary Standard MCL or (MRDL)	State PHG / (MRDLG)	Average	Range
Bromate (uncovered reservoirs)	Byproduct of ozone disinfection; formed under sunlight for chlorinated water	µg/L	YES	10	0.1	HRAA = <1 (a)	Range = <1
Chlorine Residual, Total	Drinking water disinfectant added for treatment	mg/L	YES	(4)	(4)	HRAA = 1.9 (a)	Range = 1.8 – 2.0
Copper (at-the-tap) Action Level = 1300 (e)	Internal corrosion of household water plumbing systems	µg/L	YES	TT	300	90th Percentile value = 394	"Number of samples exceeding AL = 0 out of 100"
Fluoride	Erosion of natural deposits; water additive that promotes good dental health	mg/L	YES	2	1	Average = 0.7	Range = 0.7 - 0.9
Haloacetic Acids (Five) (HAA5)	Byproduct of drinking water disinfection	µg/L	YES	60	none	HLRAA = 11 (f)	Range = 3 – 12
Lead (at-the-tap) Action Level = 15 (e)	Internal corrosion of household water plumbing systems	µg/L	YES	TT	0.2	90th Percentile value = 5.0	"Number of samples exceeding AL = 1 out of 100"
Total Coliform Bacteria	Naturally present in the environment	% Positives	YES	≤5% of monthly samples are coliform positive	0	Highest monthly % positive samples = 0.7%	Range = % positive samples 0% – 0.7%
Total Trihalomethanes (TTHM)	Byproduct of drinking water disinfection	µg/L	YES	80	none	HLRAA = 27 (f)	Range = 7 - 29

(a) Values reflect Highest Running Annual Average (HRAA). HRAA is the highest of all Running Annual Averages (RAAs) in the reported calendar year. RAA is a calculated average of all samples collected within the previous 12-month period, which may include test data from the previous calendar year. HRAA may be higher than the range, which is based on the test data in the reported calendar year.

(e) At-the-tap monitoring of lead and copper is conducted as required by the federal Lead and Copper Rule. A system is out of compliance if the federal Action Level is exceeded in more than 10 percent of all samples collected at the customers' tap. The most recent monitoring was conducted in 2020. Although the City's treated water has little or no detectable lead, studies were conducted and corrosion control implementation started. A corrosion control study was completed in 2019 which found that LADWP's corrosion control treatment is optimized and that it does not require the continued addition of a corrosion inhibitor.

(f) The federal Stage 2 Disinfectants/Disinfection Byproducts Rule (Stage 2 D/DBPR) requires compliance monitoring and reporting for total trihalomethanes (TTHM) and five haloacetic acids (HAA5) based on Locational Running Annual Averages (LRAAs) of established monitoring locations. The Highest Locational Running Annual Averages (HLRAAs) of all LRAAs in the current calendar year for TTHM and HAA5 are reported.

TABLE II

Calendar Year 2020 Water Quality Monitoring Results Aesthetic-based Secondary Drinking Water Standards (SMCLs) Substances Detected in Treated Water

Substances	Major Sources in Drinking Water	Units	Meets Secondary Standard (YES/NO)	State SMCL or Federal (SMCL)	"Los Angeles Aqueduct Filtration Plant"		"Northern Combined Wells"		"Southern Combined Wells"		"MWD Weymouth Plant"		"MWD Diemer Plant"		"MWD Jensen Plant"	
					Average	Range	Average	Range	Average	Range	Average	Range	Average	Range	Average	Range
Aluminum	Erosion of natural deposits; residue from some surface water treatment processes	µg/L	YES	200	<50	<50	<50	<50	<50	<50 - 91	149 (a)	80 - 210	137 (a)	<50 - 260	116 (a)	<50 - 220
Chloride	Runoff / leaching from natural deposits; seawater influence	mg/L	YES	500	37	32 - 46	41	32 - 45	41	37 - 89	93	93	94	93 - 94	52	51 - 54
Color, Apparent (unfiltered)	Naturally-occurring organic materials	ACU	YES	15	4	3 - 4	4	3 - 4	4	<3 - 5	1	1	1	1	2	1 - 3
Iron	Discharge from steel/ metal, plastic, and fertilizer factories	µg/L	YES	300	<20	<20	<20	<20	<20	<20 - 41.5	<20	<20	<20	<20	<20	<20
Odor	Naturally-occurring organic materials	TON	YES	3	<1	<1	<1	<1	<1	<1	2	2	2	2	2	2
pH	Naturally-occurring dissolved gases and minerals	Unit	YES	6.5 - 8.5	7.7	7.0 - 8.5	7.9	6.9 - 8.7	7.9	7.0 - 8.7	8.1	8.1	8.1	8.1	8.4	8.4
Specific Conductance	Substances that form ions when in water; seawater influence	µS/cm	YES	1600	357	270 - 750	535	290 - 780	535	300 - 780	966	963 - 968	970	964 - 975	460	451 - 468
Sulfate (as SO4)	Runoff / leaching from natural deposits	mg/L	YES	500	34	30 - 42	48	39 - 69	48	39 - 204	213	211 - 215	216	215 - 217	54	53 - 56
Total Dissolved Solids (TDS)	Runoff / leaching from natural deposits	mg/L	YES	1000	215	205 - 234	288	220 - 412	288	220 - 572	590	587 - 593	592	582 - 603	260	255 - 264
Turbidity (g)	Soil runoff	NTU	YES	5	<0.1	<0.1 - 0.1	0.1	<0.1 - 0.3	0.1	<0.1 - 0.3	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Zinc	Runoff / leaching from natural deposits; industrial waste	µg/L	YES	5000	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50

(a) Values reflect Highest Running Annual Average (HRAA). HRAA is the highest of all Running Annual Averages (RAAs) in the reported calendar year. RAA is a calculated average of all samples collected within the previous 12-month period, which may include test data from the previous calendar year. Hence, HRAA may be higher than the range, which is based on the test data in the reported calendar year.

(g) The Secondary Maximum Contaminant Level for turbidity of treated water in the distribution system is 5 NTU at the entry points to the distribution system.

TABLE III

Calendar Year 2020 Water Quality Monitoring Results

Unregulated Drinking Water Substances Detected in Treated Water

Substances	Major Sources in Drinking Water	Units	State MCL (PHG)	"Los Angeles Aqueduct Filtration Plant"		"Northern Combined Wells"		"Southern Combined Wells"		"MWD Weymouth Plant"		"MWD Diemer Plant"		"MWD Jensen Plant"	
				Average	Range	Average	Range	Average	Range	Average	Range	Average	Range	Average	Range
Alkalinity, Total (as CaCO3)	Erosion of natural deposits	mg/L	none	94	89 - 100	104	94 - 124	104	94 - 198	118	118 - 119	118	117 - 120	82	79 - 86
Ammonia + Chloramines (as N)	Drinking water disinfectant added for treatment	mg/L	none	0.4	0.4	0.5	0.3 - 0.9	0.5	0.3 - 0.9	NA	NA	NA	NA	NA	NA
Bicarbonate Alkalinity (as CaCO3)	Naturally-occurring dissolved gas; erosion of natural deposits	mg/L	none	114	108 - 121	128	115 - 152	128	115 - 242	NA	NA	NA	NA	NA	NA
Boron NL = 1000	Erosion of natural deposits	µg/L	none	377	345 - 423	327	298 - 339	327	142 - 339	130	130	130	130	170	170
Bromide	Runoff / leaching from natural deposits; seawater influence	µg/L	none	60	40 - 90	70	30 - 110	70	30 - 200	NA	NA	NA	NA	NA	NA
Calcium	Erosion of natural deposits; natural hot springs	mg/L	none	25	24 - 26	37	28 - 54	37	28 - 84	65	65	66	65 - 67	26	25 - 27
Chromium, Hexavalent	Industrial discharge; erosion of natural deposits	µg/L	(0.02)	<0.1	<0.1	0.2	0.1 - 0.6	0.2	0.1 - 2.4	<1	<1	<1	<1	<1	<1
Hardness, Total (as CaCO3)	Erosion of natural deposits	mg/L	none	95	90 - 102	139	106 - 204	139	106 - 287	262	256 - 268	265	261 - 269	108	107 - 110
Lithium	Erosion of natural deposits	µg/L	none	58	58 - 59	NT	NT	NT	NT	NA	NA	NA	NA	NA	NA
Magnesium	Erosion of natural deposits	mg/L	none	8	7 - 9	11	8 - 17	11	8 - 26	26	25 - 26	26	25 - 26	12	11 - 12
Phosphate (as PO4)	Erosion of natural deposits, agricultural run-off	µg/L	none	40	<31 - 60	65	43 - 104	60	40 - 100	NA	NA	NA	NA	NA	NA
Potassium	Erosion of natural deposits	mg/L	none	4	3 - 4	4	3 - 4	4	3 - 5	4.6	4.5 - 4.6	4.6	4.5 - 4.7	2.6	2.5 - 2.6
Silica (as SiO2)	Erosion of natural deposits	mg/L	none	17	14 - 19	16	15 - 21	16	11 - 23	NA	NA	NA	NA	NA	NA
Sodium	Erosion of natural deposits	mg/L	none	39	36 - 43	38	33 - 42	38	33 - 91	95	93 - 97	96	93 - 98	47	46 - 48
Temperature	Natural seasonal fluctuation	°C	none	17	9 - 28	19	11 - 31	19	11 - 31	NA	NA	NA	NA	NA	NA
Total Coliform	Naturally present in the environment	NUM/100mL	(0)	<1	<1	<1	<1 - 58	<1	<1 - 58	NA	NA	NA	NA	NA	NA
Vanadium NL = 50	Erosion of natural deposits	µg/L	none	<3	<3	<3	<3	<3	<3 - 3	<3	<3	<3	<3	<3	<3

Unregulated Contaminant Monitoring Rule

The Unregulated Contaminant Monitoring Rule (UCMR) is a special program developed by the U.S. EPA that requires public water systems to monitor up to 30 selected contaminants of emerging concerns (CECs) once every five years.

During the fourth UCMR (UCMR4), LADWP monitored 29 unregulated contaminants. The contaminants monitored were total microcystins, microcystin-LA, microcystin-LF, microcystin-L, microcystin-LY, microcystin-RR, microcystin-YR, nodularin, anatoxin-a, cylindrospermopsin, germanium, manganese, alpha-hexachlorocyclohexane, chlorpyrifos, dimethipin, ethoprop, profenofos, tebuconazole, total permethrin (cis- & trans-), tribufos, oxyfluorfen, HAA5, HAA6Br, HAA9, 1-butanol, 2-methoxyethanol, 2-propen-1-ol, butylated hydroxyanisole, o-toluidine and quinolone.

Most of the contaminants were not detected. Table IV below provides the contaminants that were detected during UCMR4. Contaminants that were detected were lower than the MCLs. Algal bloom and cyanotoxin were monitored at the source locations for each sampling event, and were not detected.

TABLE IV Calendar Year 2020 Water Quality Monitoring Results
The Fourth U.S. EPA Unregulated Contaminant Monitoring Rule (UCMR4)
Substances Detected In Treated Water

Substances	Units	Meets MCL or NL (YES / NO)	State Primary Standard MCL or (NL)	State PHG or Federal (MCLG)	San Fernando Valley				Central LA		Western LA		Harbor/Eastern LA	
					Los Angeles Aqueduct Filtration Plant		Northern Combined Wells		Southern Combined Wells		Los Angeles Aqueduct Filtration plant		Distribution System Sampling Locations	
					Average	Range	Average	Range	Average	Range	Average	Range	Average	Range
Bromide	mg/L	NA	NA	NA	0.06	0.04 - 0.09	0.07	0.03 - 0.11	0.07	0.03 - 0.2	0.06	0.04 - 0.09	NT	NT
Manganese NL = 500	µg/L	YES	(500)	NA	<0.4	<0.4 - 0.45	0.76	0.55 - 0.87	0.76	0.70 - 0.82	<0.4	<0.4 - 0.45	1.34	0.60 - 1.86
Total Organic Carbon (TOC)	mg/L	NA	NA	NA	1.6	1.5 - 1.7	1.3	1.1 - 1.6	1.3	0.3 - 2.2	1.6	1.5 - 1.7	7	4.4 - 12.8
HAA5	µg/L	YES	60	NA	3.3 (h)	1.9 - 4.4 (h)	3.3 (h)	1.9 - 4.4 (h)	3.6 (h)	2.7 - 5.0 (h)	4.0 (h)	2.7 - 7.4 (h)	6.0 (h)	5.3 - 7.0 (h)
HAABr6	µg/L	NA	NA	NA	2.1 (h)	1.0 - 3.7 (h)	2.1 (h)	1.0 - 3.7 (h)	2.7 (h)	2.2 - 3.8 (h)	2.6 (h)	1.5 - 4.6 (h)	3.7 (h)	3.3 - 4.3 (h)
HAA9	µg/L	NA	NA	NA	1.5 (h)	0.8 - 2.9 (h)	1.5 (h)	0.8 - 2.9 (h)	1.6 (h)	1.1 - 2.4 (h)	1.8 (h)	1.2 - 3.7 (h)	3.3 (h)	2.8 - 4.3 (h)

(h) For UCMR4 sampling, LADWP used the same established sampling locations as used for the Stage 2 Disinfectants/Disinfection By-Products Rule compliance monitoring. HAA5, HAABr6 and HAA9 were based on locational averages. These sample points are located throughout LADWP's distribution system. Data has been grouped by geographical area for the HAA results.



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General Information

This annual Drinking Water Quality Report (also known as a Consumer Confidence Report) is required by the California State Water Resources Control Board, Division of Drinking Water (SWRCB-DDW) and is prepared in accordance with their guidelines. The report is available online at www.ladwp.com/waterqualityreport. Copies may be requested by calling (213) 367-3182.

LADWP, the largest municipal utility in the nation, was established more than 100 years ago and provides a safe, reliable water and power supply to the city's more than 4 million residents and businesses. LADWP is governed by a five-member Board of Water and Power Commissioners, appointed by the Mayor and confirmed by the City Council. The Board meets regularly on the second and fourth Tuesdays of each month at 10:00 a.m.

Meetings are held at:

Los Angeles Department of Water and Power
111 North Hope Street, Room 1555H
Los Angeles, CA 90012-2694

The meeting agenda is available to the public on the Thursday prior to the week of the meeting. You can access the Board agenda and view the meetings live online at www.ladwp.com/board or by calling (213) 367-1351.

For general information about LADWP, call (800) 342-5397 or visit www.ladwp.com.

For questions regarding this report, please call the Water Quality Hotline at (213) 367-3182.

THIS MESSAGE IS FOR NON-ENGLISH SPEAKING LADWP CUSTOMERS

This report contains important information about your drinking water. If you have any questions regarding this report, ask someone to translate it for you.

Spanish

Este informe contiene información importante sobre su agua potable. Si tiene alguna pregunta sobre este informe, por favor pídale a alguien que lo traduzca por usted.

Arabic

“هذا التقرير يحتوي على معلومات مهمة تتعلق بمياه الشفة (أو الشرب).
ترجم التقرير، أو تكلم مع شخص يستطيع أن يفهم التقرير.”

Armenian Այս հաշվետվությունը պարունակում է կարևոր տեղեկատվություն ձեր խմելու ջրի մասին: Թարգմանե՛ք այն, կամ խոսե՛ք որևէ մեկի հետ, ով հասկանում է դրա բովանդակությունը:

Croatian

Ovo izvješće sadrži važne informacije o vašoj vodi za piće.
Neka ga neko prevede ili razgovarajte s nekim tko ga je u stanju pročitati.

Chinese

此份有關您的飲用水質報告，內有重要資料和訊息。假如您對此報告有任何疑問，請找人為您翻譯及解釋清楚。

Farsi (Persian)

این اطلاعیه شامل اطلاعات مهمی راجع به آب آشامیدنی است. اگر نمیتوانید این اطلاعات را به زبان انگلیسی بخوانید لطفاً از کسی که میتواند برای بگيريد تا مطالب را برای شما به فارسی ترجمه کند.

French

Cé rapport contient des information importantes concernant votre eau potable. Veuillez traduire, ou parlez avec quelqu' un qui peut le comprendre.

German

Dieser Bericht enthält wichtige Information über Ihr Trinkwasser. Bitte übersetzen Sie ihn oder sprechen Sie mit jemandem, der ihn versteht.

Gujarati

આ અહેવાલ આપના પીવાના પાણી વિશે અગત્યની માહિતી ધરાવે છે. તેનું ભાષાંતર કરો, અથવા તે સમજી શકે તેવી કોઈ વ્યક્તિ સાથે વાત કરો.

Greek

Η κατορθέν αναφορά παρουσιαζει σπουδαιες πληροφορειες για το ποσιμο νερο σας. Πρακακλω να το μεταφρασετε η να το σξολειασετε με κατοιον που το καταλαβαινη απολητως.

Hebrew

הדו"ח הזה מכיל מידע חשוב לגבי מי השתייה שלך. תרגם את הדו"ח או דבר עם מישהו שמבין אותו.

Hindi

यह सूचना महत्वपूर्ण है ।
कृपा करके किसी से :सका अनुवाद करायें ।

Hungarian

Ez a jelentés fontos információt tartalmaz az Ön által fogyasztott ivóvízről. Fordítsa le, vagy beszéljen valakivel, aki megérti

Italian

Questo rapporto contiene informazioni inportanti che riguardano la vostra acqua potabile. Traducetelo, o parlate con una persona qualificata in grado di spiegarvelo.

Japanese

この情報は重要です。
翻訳を依頼してください。

Khmer

(Cambodian)

របាយការណ៍នេះមានព័ត៌មានសំខាន់ៗ
អំពីគុណភាពទឹក ។ សូមបកប្រែ
ឬពិគ្រោះជាមួយអ្នកដែលមើលយល់
របាយការណ៍នេះ ។

Korean

이 안내는 매우 중요합니다.
본인을 위해 번역인을 사용하십시오.

Polish

Ta broszura zawiera wazne informacje dotyczace jakosci wody do picia. Przetlumacz zawartosc tej broszury lub skontaktuj sie z osoba ktora pomoze ci w zrozumieniu zawartych informacji.

Portuguese

Este relatório contém informações importantes sobre a água que você bebe. Traduza-o ou converse a respeito dele com alguém que entenda o documento.

Russian

Этот отчет содержит важную информацию о вашей питьевой воды. Переведите его или поговорите с тем, кто это понимает.

Serbian

Ovaj izveštaj sadrži važne informacije o vašoj vodi za piće.
Neka ga neko prevede ili razgovarajte sa nekim ko može da ga pročita.

Tagalog

Mahalaga ang ulat na ito ukol sa inyong tubig inumin. Para sa karagdagang impormasyon, mangyaring ipasalin ito sa salitang Tagalog.

Thai

รายงานนี้ประกอบด้วยข้อมูลที่สำคัญเกี่ยวกับน้ำดื่มของคุณ หากคุณไม่สามารถเข้าใจเนื้อหาโปรดพูดคุยกับผู้ที่เกี่ยวข้องในรายงานนี้

Urdu

اس رپورٹ میں آپ کے پینے کے پانی کے بارے میں اہم معلومات ہے۔ اس کا ترجمہ کریں، یا کسی ایسے شخص سے بات کریں جو اسے سمجھ سکے۔

Vietnamese

Chi tiết này thật quan trọng.
Xin nhờ người dịch cho quý vị.

EXHIBIT A

The land referred to is situated in the County of Los Angeles, City of Montebello, State of California, and is described as follows:

THAT PORTION OF LOT "B" OF MONTEBELLO, IN THE CITY OF MONTEBELLO, AS PER MAP RECORDED IN BOOK 78 PAGE 19 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 102 OF SAID MONTEBELLO, THENCE SOUTH 75° 53' 40" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 102, 300 00 FEET, THENCE SOUTHWESTERLY 277 94 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE LAND CONVEYED TO W. W. BLACK, BY DEED RECORDED IN BOOK 6621 PAGE 288 OF DEEDS, THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE THEREOF, AND PARALLEL WITH THE NORTHERLY LINE OF WHITTIER AVENUE 102.68 FEET TO THE WESTERLY LINE OF SAID LOT "B" BEING ALSO THE EASTERLY LINE OF POPLAR AVENUE, THENCE NORTHEASTERLY 169 70 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION LYING SOUTHEASTERLY OF THE FOLLOWING:

DESCRIBED LINE BEGINNING AT SAID NORTHEAST CORNER OF THE LAND CONVEYED TO SAID W. W. BLACK, THENCE NORTH 50° 22' 02" EAST 1 87 FEET, THENCE NORTH 56° 48' 03" EAST 45.04 FEET, THENCE NORTH 50° 37' 43" EAST 19710 FEET TO THE SOUTHERLY LINE OF SAID LOT 102 DISTANT THEREON SOUTH 75° 53' 40" EAST 148.96 FEET FROM THE INTERSECTION OF SAID SOUTHERLY LINE WITH THE EASTERLY LINE OF A STRIP OF LAND OF UNIFORM DEPTH OF 100 00 FEET, EXTENDING ALONG THE EAST LINE OF POPLAR AVENUE FROM THE NORTH LINE OF WHITTIER AVENUE (NOW WHITTIER BOULEVARD) TO SAID LOT 102. AS DESCRIBED IN THE DEED RECORDED IN BOOK 2720 PAGE 129 OF DEEDS.

EXCEPT ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET OR MORE FROM THE SURFACE OF THE FOLLOWING DESCRIBED LAND, BUT WITHOUT THE RIGHT TO ENTER AND USE THE SURFACE OR THE SUBSURFACE LYING ABOVE A DEPTH OF 500 FEET FROM THE SURFACE THEREOF. AS GRANTED TO FAR WEST OIL CO, A LIMITED PARTNERSHIP. BY DEED RECORDED AUGUST 16, 1971 AS INSTRUMENT NO. 3238.



101 North Brand Blvd., 14th Floor
Glendale, CA 91203
(818) 247-2917

PRELIMINARY REPORT

Our Order Number 2676021408-52

Customer Reference Magna & Magna, Inc

Logix Federal Credit Union
PO Box 4070
CASTAIC, CA 91310
Phone: (818) 565-2242
Fax: (818) 565-2490

When Replying Please Contact:

Rolly Cruz
title05.la@ortc.com
Ph: (818) 247-2917
Efax: (818) 484-2602

Attention: KUMIKO YAMADA-YUGE

Property Address:

116 North Poplar Avenue, Montebello, CA 90640

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE COMPANY, as issuing Agent of Old Republic National Title Insurance Company, hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit I attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the Homeowner's Policy of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit I. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit I of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of September 24, 2021, at 7:30 AM

OLD REPUBLIC TITLE COMPANY
For Exceptions Shown or Referred to, See Attached

OLD REPUBLIC TITLE COMPANY
ORDER NO. 2676021408-52

The form of policy of title insurance contemplated by this report is:

ALTA Loan Policy - 2006. A specific request should be made if another form or additional coverage is desired.

The estate or interest in the land hereinafter described or referred or covered by this Report is:

Fee

Title to said estate or interest at the date hereof is vested in:

Magna & Magna, Inc., a California corporation

The land referred to in this Report is situated in the County of Los Angeles, City of Montebello, State of California, and is described as follows:

THAT PORTION OF LOT "B" OF MONTEBELLO, IN THE CITY OF MONTEBELLO, AS PER MAP RECORDED IN BOOK 78 PAGE 19 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 102 OF SAID MONTEBELLO, THENCE SOUTH 75° 53' 40" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 102, 300 00 FEET, THENCE SOUTHWESTERLY 277 94 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE LAND CONVEYED TO W. W. BLACK, BY DEED RECORDED IN BOOK 6621 PAGE 288 OF DEEDS, THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE THEREOF, AND PARALLEL WITH THE NORTHERLY LINE OF WHITTIER AVENUE 102.68 FEET TO THE WESTERLY LINE OF SAID LOT "B" BEING ALSO THE EASTERLY LINE OF POPLAR AVENUE, THENCE NORTHEASTERLY 169 70 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION LYING SOUTHEASTERLY OF THE FOLLOWING:

DESCRIBED LINE BEGINNING AT SAID NORTHEAST CORNER OF THE LAND CONVEYED TO SAID W. W. BLACK, THENCE NORTH 50° 22' 02" EAST 1 87 FEET, THENCE NORTH 56° 48' 03" EAST 45.04 FEET, THENCE NORTH 50° 37' 43" EAST 19710 FEET TO THE SOUTHERLY LINE OF SAID LOT 102 DISTANT THEREON SOUTH 75° 53' 40" EAST 148.96 FEET FROM THE INTERSECTION OF SAID SOUTHERLY LINE WITH THE EASTERLY LINE OF A STRIP OF LAND OF UNIFORM DEPTH OF 100 00 FEET, EXTENDING ALONG THE EAST LINE OF POPLAR AVENUE FROM THE NORTH LINE OF WHITTIER AVENUE (NOW WHITTIER BOULEVARD) TO SAID LOT 102. AS DESCRIBED IN THE DEED RECORDED IN BOOK 2720 PAGE 129 OF DEEDS.

EXCEPT ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET OR MORE FROM THE SURFACE OF THE FOLLOWING DESCRIBED LAND, BUT WITHOUT THE RIGHT TO ENTER AND USE THE SURFACE OR THE SUBSURFACE LYING ABOVE A DEPTH OF 500 FEET FROM THE SURFACE THEREOF. AS GRANTED TO FAR WEST OIL CO, A LIMITED PARTNERSHIP. BY DEED RECORDED AUGUST 16, 1971 AS INSTRUMENT NO. 3238.

OLD REPUBLIC TITLE COMPANY
ORDER NO. 2676021408-52

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2021 - 2022, as follows:

Assessor's Parcel No	:	6347-012-008	
Code No.	:	06330	
1st Installment	:	\$8,210.80	NOT Marked Paid
2nd Installment	:	\$8,210.79	NOT Marked Paid
Land Value	:	\$97,364.00	
Imp. Value	:	\$717,353.00	

2. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.

3. Water rights, claims or title to water, whether or not shown by the public records.

4. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Granted To	:	Francis M. Dyke and wife
For	:	pipes for conducting water for irrigation
Recorded	:	in Book 2720 of Deeds, Page 129
Affects	:	As described therein

5. The right to conduct water in pipes or ditches from the place of development to any reservoir or other lands owned by Kaspere Cohn, his heirs or assigns, as contained in the deed from Kaspere Cohn and wife, recorded in Book 2507, Page 98 of Deeds.

6. Covenants, conditions and restrictions, but omitting any covenants or restrictions if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (A) is exempt under Chapter 42, Section 3607 of the United States code or (B) relates to handicap but does not discriminate against handicapped persons, in the instrument above mentioned.

OLD REPUBLIC TITLE COMPANY
ORDER NO. 2676021408-52

NOTE: "If this document contains any restriction based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status."

7. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Granted To : The Standard Oil Company
For : transportation of all oil, petroleum, gas or water for the erection
maintenance and operation of telegraph or telephone pole lines
Recorded : in Book 6568 of Deeds, Page 107
Affects : As described therein

And recorded in Book 6557 of Deeds, Page 340 .

8. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

For : waterline
Recorded : [April 1, 1974 in Official Records As Instrument No. 4296](#)
Affects : As described therein

9. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Granted To : Standard Oil Company of California, a Corporation and Standard
Gasoline Company, a Corporation
For : pipe lines
Recorded : [May 23, 1962 in Book D-1624 of Official Records, Page 757 As
Instrument No. 4832](#)
Affects : As described therein

OLD REPUBLIC TITLE COMPANY
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10. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Granted To : Joseph A. Magna and Hedy A. Magna
For : waterline
Recorded : [December 29, 1987 in Official Records As Instrument No. 87-2043659](#)
Affects : As described therein

11. An unrecorded lease upon the terms, covenants, and conditions contained or referred to therein,

Lessor : Magna & Magna Incorporated
Lessee : Web Service Company, Inc.
Disclosed by : Memorandum of Lease
Recorded : [February 28, 2000 in Official Records As Instrument No. 00-0292848](#)

NOTE: The present ownership of said leasehold or leaseholds and other matters affecting the interest of the lessee or lessees are not shown herein.

12. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,

Amount : \$2,000,000.00
Trustor/Borrower : Magna & Magna, Inc., a California corporation
Trustee : First Mortgage Solutions
Beneficiary/Lender : KeyPoint Credit Union
Dated : June 5, 2020
Recorded : [June 12, 2020 in Official Records As Instrument No. 20200644152](#)
Loan No. : 528207380

In Connection therewith, said trustors executed an Assignment of Rents,

Dated : June 5, 2020
Recorded : [June 12, 2020 in Official Records As Instrument No. 20200644153](#)

OLD REPUBLIC TITLE COMPANY
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Covenants, conditions and restrictions contained in an instrument, which instrument is additional security for said deed of trust.

Entitled : Hazardous Substances Certificate and Indemnity Agreement
Executed By : Magna & Magna, Inc., a California corporation, Joseph A.
MAGNA Living trust, DTD 01-13-15 and KeyPoint Credit Union
Recorded : [June 12, 2020 in Official Records As Instrument No. 20200644154](#)

Upon the recordation of a full reconveyance of said deed of trust, the covenants, conditions and restrictions will have no further force or effect.

13. Any unrecorded and subsisting leases.
14. Satisfactory evidence furnished to this Company:
 - (a) as to the due formation and continued existence of Magna & Magna, Inc., a California corporation as a legal entity under the laws of California; and
 - (b) documents from its board of directors authorizing this transaction and specifying the officers to execute on behalf of the corporation.
15. The requirement that this Company be provided with an opportunity to inspect the land (the Company reserves the right to make additional exceptions and/or requirements upon completion of its inspection).
16. Underwriting approval is required prior to our acceptance of instructions, recording of instruments and issuance of a title insurance policy or other product. If the application is approved, this report may be amended; additional exceptions from coverage may be shown, and additional conditions or requirements may be made.

----- Informational Notes -----

- A. The applicable rate(s) for the policy(s) being offered by this report or commitment appears to be section(s) 4.2.

OLD REPUBLIC TITLE COMPANY
ORDER NO. 2676021408-52

B. The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented to reflect the following additional items relating to the issuance of an American Land Title Association loan form policy:

NONE

NOTE: Our investigation has been completed and there is located on said land a multi-family residence known as 116 North Poplar Avenue, City of Montebello, California.

The ALTA loan policy, when issued, will contain the CLTA 100 Endorsement and 116 series Endorsement.

Unless shown elsewhere in the body of this report, there appear of record no transfers or agreements to transfer the land described herein within the last three years prior to the date hereof, except as follows:

NONE

Exhibit I

AMERICAN LAND TITLE ASSOCIATION LOAN POLICY OF TITLE INSURANCE (06/17/06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

SCHEDULE B - PART I

Except as provided in Schedule B - Part II, this policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.



FACTS

WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions When you are no longer our customer, we continue to share your information as described in this notice.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes — to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For non-affiliates to market to you	No	We don't share

Go to www.oldrepublictitle.com (Contact Us)

Who we are

Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.
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What we do

How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit https://www.oldrepublictitle.com/privacy-policy
How does Old Republic Title collect my personal information?	We collect your personal information, for example, when you: • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only: • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at https://www.oldrepublictitle.com/privacy-policy for your rights under state law.

Definitions

Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. • Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.
Non-affiliates	Companies not related by common ownership or control. They can be financial and non-financial companies. • Old Republic Title does not share with non-affiliates so they can market to you
Joint marketing	A formal agreement between non-affiliated financial companies that together market financial products or services to you. • Old Republic Title doesn't jointly market.

Affiliates Who May be Delivering This Notice				
American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	iMarc, Inc.	Kansas City Management Group, LLC	L.T. Service Corp.
Lenders Inspection Company	Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mississippi Valley Title Services Company	National Title Agent's Services Company
Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.	Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic National Ancillary Services, Inc.
Old Republic National Commercial Title Services, Inc.	Old Republic Title and Escrow of Hawaii, Ltd.	Old Republic National Title Insurance Company	Old Republic Title Company	Old Republic Title Companies, Inc.
Old Republic Title Company of Conroe	Old Republic Title Company of Indiana	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma	Old Republic Title Company of Oregon
Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.	Old Republic Title, Ltd.
RamQuest Software, Inc.	Republic Abstract & Settlement, LLC	Sentry Abstract Company	Surety Title Agency, Inc.	The Title Company of North Carolina
Trident Land Transfer Company, LLC				

Updated: January 1, 2020

Privacy Notice for California Consumers

This Privacy Notice for California Consumers supplements the information contained in the Master Privacy Notice for Old Republic Title and applies to consumers that reside in the State of California. The terms used in this Privacy Notice have the same meaning as the terms defined in the California Consumer Privacy Act (“CCPA”).

What Personal Information We Collect

In accordance with the CCPA, personal information is information that identifies, relates to, describes, is capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer or household. Personal information does not include:

Information outside the scope of the CCPA such as:

- Health or medical information covered by the Health Insurance Portability Act of 1996 (HIPAA) and the California Confidentiality of Medical Information Act (CMIA).
- Personal Information covered by the Gramm-Leach-Bliley Act (GLBA), the Fair Credit Reporting Act (FCRA), the California Financial Information Privacy Act (FIPA), and the Driver’s Privacy Protection Act of 1994,
- Publicly available information that is available from federal, state, or local government records, and
- De-identified or aggregated consumer information.

Please see the chart below to learn what categories of personal information we may have collected about California consumers within the preceding twelve months, the sources of and business purposes for that collection and the third parties with whom the information is shared, if any.

Category	Examples	Collected	Sources	Business Purpose for Collection	Categories of Third Parties with Whom Information is Shared
Identifiers	Real name, alias, postal address, unique personal identifier, online identifier, Internet protocol address, email address, account name, social security number, driver’s license number, passport number or other similar identifiers	Yes	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints, detecting security incidents, protecting against malicious,	Service providers associated with the transaction for a business purpose

				deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	
Personal information described in California Customer Records statute (Cal. Civ. Code § 1798.80(e))	Name, signature, social security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. "Personal information" does not include publicly available information that is lawfully made available to the general public from federal, state, or local government records.	Yes	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints, detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose
Characteristics of protected classifications under California or federal law	Age (40 years or older), race, color, ancestry, national origin, citizenship, religions or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related	Yes	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose

	medical conditions), sexual orientation, veteran or military status, or genetic information (including familial genetic information).				
Internet or other electronic network activity	Browsing history, search history, information about a consumer's interaction with a website, application, or advertisement.	Yes	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	To provide access to certain online services. To understand the interests of visitors to our online services, to support certain features of our site, for navigation and to display certain features more effectively. Detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	Not Disclosed
Geolocation data	Geographic tracking data, physical location and movements	Yes	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	To provide access to certain online services. To understand the interests of visitors to our online services, to support certain features of our site, for navigation and to display certain features more effectively. Other audit or operational purposes.	Not Disclosed

What Personal Information We Share and Why We Share It

The CCPA requires us to tell you what categories of personal information we “sell” or “disclose.” We do not sell and will not sell your personal information as that term is commonly understood. We also do not sell and will not sell your personal information, including the personal information of persons under 16 years of age, as that term is defined by the CCPA. When it is necessary for a business purpose, we share or disclose your personal information with a service provider, and we enter a contract with the service provider that limits how the information may be used and requires the service provider to protect the confidentiality of the information.

In the preceding twelve months, we have disclosed the following categories of personal information for the following business purposes. Where the personal information is shared with third parties, as that term is defined in the CCPA, the category of the third party is indicated.

Category	Examples	Business Purpose for Disclosure	Categories of Third Parties with Whom Information is Shared
Identifiers	Real name, alias, postal address, unique personal identifier, online identifier, internet protocol address, email address, account name, social security number, driver’s license number, passport number or other similar identifiers	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints, detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose
Personal information described in California Customer Records statute (Cal. Civ. Code § 1798.80(e))	Name, signature, social security number, physical characteristics or description, address, telephone number, passport number, driver’s license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. “Personal information” does not include publicly available information that is lawfully made available to the general public from federal, state, or local government records.	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints, detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose

Characteristics of protected classifications under California or federal law	Age (40 years or older), race, color, ancestry, national origin, citizenship, religions or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, or genetic information (including familial genetic information).	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose
Internet or other electronic network activity	Browsing history, search history, information about a consumer's interaction with a website, application, or advertisement.	To provide access to certain online services. To understand the interests of visitors to our online services, to support certain features of our site, for navigation and to display certain features more effectively. Detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	Not Disclosed
Geolocation data	Geographic tracking data, physical location and movements	To provide access to certain online services. To understand the interests of visitors to our online services, to support certain features of our site, for navigation and to display certain features more effectively. Other audit or operational purposes.	Not Disclosed

We may also transfer to a third party the personal information of a consumer as an asset that is part of a merger, acquisition, bankruptcy, or other transaction in which the third party assumes control of all or part of the business.

Your Rights and Choices

The CCPA provides California consumers with certain rights regarding their personal information. This chart describes those rights and certain limitations to those rights.

Right	What This Means
Notice	At or before the time your personal information is collected, you will be given written notice of the categories of personal information to be collected and the purposes for which the categories of personal information will be used.
Access	At your verifiable request, but no more than twice in a twelve month period, we shall disclose to you: 1) the categories of personal information we have collected about you, 2) the

	categories of sources for the personal information we collected about you, 3) our business and commercial purpose for collecting or selling your personal information, 4) the categories of third parties with whom we share your personal information, 5) The specific pieces of information we have collected about you, 6) the categories of personal information disclosed for a business purpose, and 7) If we sold personal information, the categories of personal information sold and the categories of third parties to whom it was sold.
Deletion	You have the right to request that we delete any of your personal information that we collected from you, subject to certain exceptions. Once we receive and verify your request, we will delete (and direct our service providers to delete) your personal information from our records unless an exception applies. We may deny your request if retention of the information is necessary for us or our service providers to: • Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you. • Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities. • Debug products to identify and repair errors that impair existing intended functionality. • Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law. • Comply with the California Electronic Communications Privacy Act (Cal. Penal Code §1546 et seq.) • Engage in public or peer reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent. • Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us. • Comply with a legal obligation. • Make other internal and lawful uses of that information that are compatible with the context in which you provided it. • Or if it is the type of personal information that falls outside the scope of the CCPA, (HIPAA, CIMA, GLBA, or publicly available information)
Opt-Out of Sale	With some limitations, you may direct a business that sells personal information to third parties not to sell the personal information to these third parties. A business may not sell the personal information of persons less than sixteen years of age without their affirmative consent, and in the case of those less than thirteen years of age, the consent must come from a parent.
Opt-In to Sale	
Non-Discrimination	We will not discriminate against you for exercising your rights under the CCPA. Unless otherwise permitted by the CCPA we will not: • Deny you goods or service • Charge you different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties • Provide a different level or quality of goods or services • Suggest that you will receive a different price or rate for goods or services or a different level or quality of goods or services

To Exercise Your Rights

To Opt-out of the Sale of Your Personal Information

The CCPA gives consumers the right to direct a business that sells personal information about the consumer to third parties not to sell the consumer's personal information. We do not sell and will not sell your personal information as that term is commonly understood. We also do not sell and will not sell your personal information, as that term is defined by the CCPA.

To Request Access to or Deletion of Your Personal Information

To exercise your access or deletion rights described above, please submit a verifiable consumer request to us by either: Calling us at 1-855-557-8437 or contacting us through our website [CCPA Consumer Request](#).

Only you or your representative that you authorize to act on your behalf (Authorized Agent) can make a verifiable consumer request for your personal information. You may also make a request for your minor child. The verifiable request must provide enough information that allows us to reasonably verify you are the person about whom we collected personal information. We cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and to confirm the personal information relates to you.

We work to respond to a verifiable consumer request within 45 days of its receipt. If we require additional time, we will inform you of the extension period (up to an additional 45 days), and the reason for the extension in writing. If you have an account with us, we will deliver our response to that account. If you do not have an account with us, we will deliver our response by mail or electronically, depending on your preference. The response we provide will also explain any reasons why we cannot comply with a request.

You may only make a consumer request for access twice within a twelve-month period. Any disclosures we provide will apply to the twelve-month period preceding the consumer request's receipt.

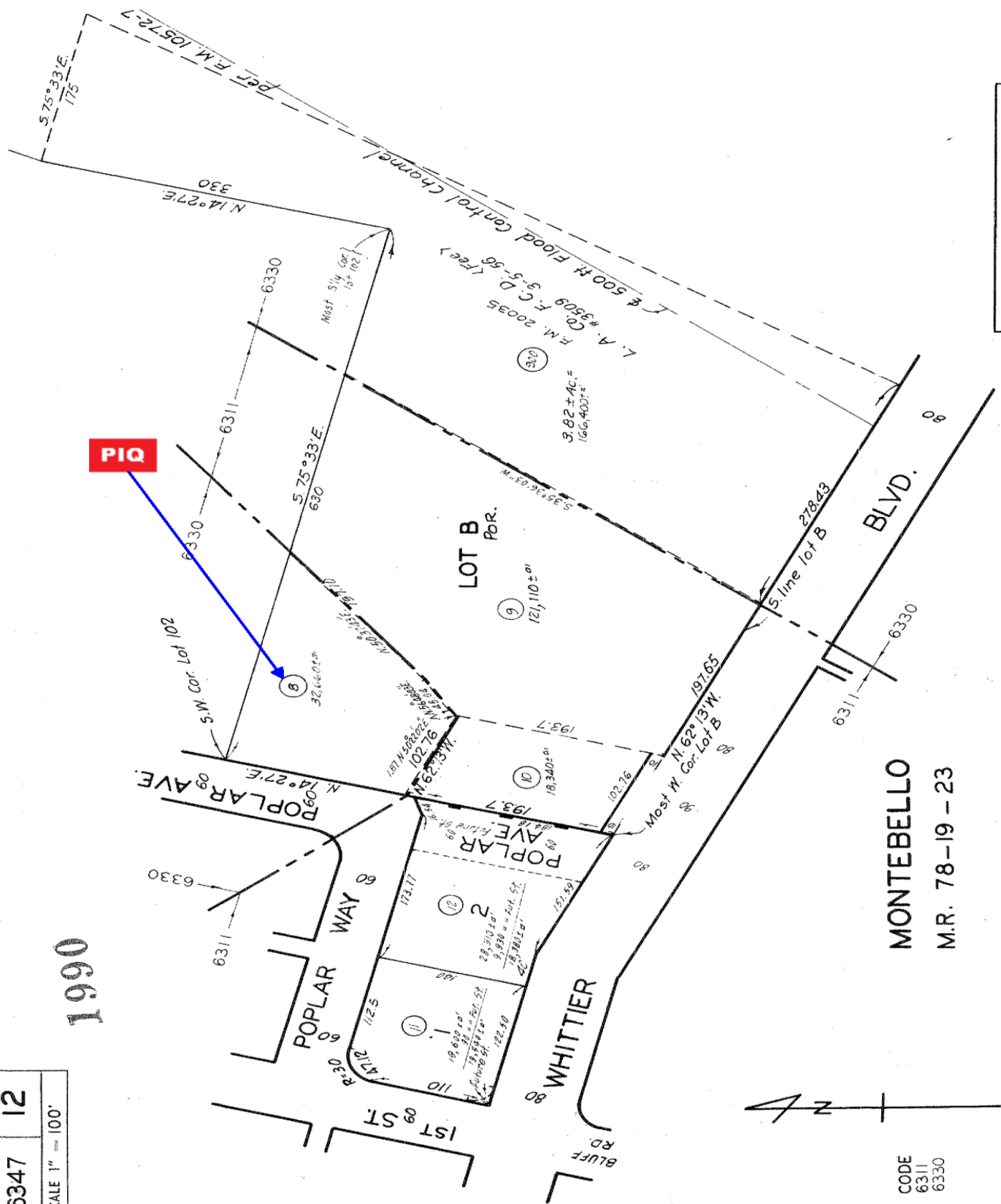
Contact Us

If you have any questions regarding our Privacy Notice or practices, please contact us via phone at 1-855-557-8437 or send your written request to: CCPA@oldrepublictitle.com, or Old Republic Title c/o CCPA Consumer Request Group, 275 Battery Street, Suite 1500, San Francisco, CA 94111-3334.

6347 12
SCALE 1" = 100'

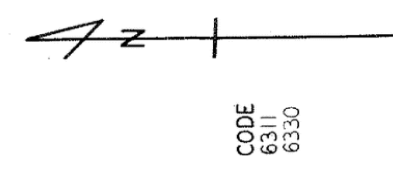
1990

620226
710113507
740919605
750723603
790207209
820928
90012405001002-11



Street lines per M.R. 78-19-23 are considered the lot lines in this tract although the division of some lots are measured from center line of streets.

MONTEBELLO
M.R. 78-19-23
PARCEL MAP
P.M. 29-70



CODE
6311
6330

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



ASTM E-1527-13 PHASE I ENVIRONMENTAL SITE ASSESSMENT PRE-SURVEY QUESTIONNAIRE AND DISCLOSURE STATEMENT

Site Contact: Please complete this questionnaire before the Consultant's site visit. For those questions that are not applicable to the subject please respond with an "N/A". This document must be signed by the Owner or his/her representative (Item No. 2). If you have any questions about how to answer any of the questions please call EDI. If additional pages for response are necessary please attach them to this form. Clearly mark all references to the appropriate question number(s). This document and your written response to same will be an exhibit in EDI's report.

1. PROPERTY INFORMATION:

Property Name:		
Property Address: 129 & 133 Agoston Ave		
City: Mountain View	State: CA	Zip: 90640
Assessor's Parcel Number:		

2. COMPLETED BY

Signature [Signature]	Date 12/20/21
Printed Name Mike Magna	Title Pres.

3. ASTM-REQUIRED INQUIRIES

Property Owner:	
Name: Magna & Magna, Inc.	Phone: 323 721 1621
Key Site Manager (Site contact):	
Name: Mike Magna	Phone: Fax:
If not residential Property, please provide list of tenants, including contact names and phone numbers.	
Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law. If so, please documents along with completed questionnaire to EDI	☐ Yes ☒ No
Are you aware of any Activity Use Limitations (AULs) such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? If so, please send documents along with completed questionnaire to EDI	☐ Yes ☒ No
Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?	☐ Yes ☒ No
Do you have any specialized knowledge that would be material in identifying recognized environmental conditions in connection with the Property?	☐ Yes ☒ No
Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the Property?	☐ Yes ☒ No
Are you aware if commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example: Do you know the past use of the property? Do you know specific chemicals that are present	☐ Yes ☒ No

Please return completed form and any attachments via fax to:
EDI Consultants, Inc., 21151 S. Western Ave., Suite 100, Torrance, CA 90501
Telephone: 310-832-2300 Fax: 310-362-8843

or once were present at the property? Do you know of spills or other chemical releases that have taken place at the property? Do you know of any environmental cleanups that have taken place at the property?	☐ Yes ☒ No
Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?	
Please attach explanation of all affirmative answers.	
8) Please state reason for procuring this Phase 1 ESA:	
☐ Qualify for Innocent Landowner defense to CERCLA Liability. ☐ Other: (state below)	

4. PLEASE PROVIDE A GENERAL SITE DESCRIPTION BY COMPLETING THE FOLLOWING TABLE:

Legal description/ boundary survey/ plat available (please send to EDI if "yes")	☐ Yes ☐ No
Total Property Size	
Total number of buildings <i>2 Single Family Homes.</i>	
Total square footage of buildings	
Date of construction	
Dates of significant renovation	
Waste water discharge	
☒ Municipal Sanitary Sewer	☐ On-site septic system ☐ Other
Potable water source	
☒ Community Water Supplier	☐ On-site well ☐ Other
Please describe prior use of property, if known:	

5. PREVIOUS INVESTIGATIONS:

Have any previous environmental investigations been performed at the site?	
☐ Yes ☒ No	
INVESTIGATION TYPE	
If yes, please describe conclusions, and attach copy of report(s)	
☐ Phase 1 ESA	
☐ Phase 2 ESA	
☐ Tank Tightness Testing	

Have any previous environmental investigations been performed at the site?	
☐ Yes	☒ No
INVESTIGATION TYPE	
If yes, please describe conclusions, and attach copy of report(s)	
☐ Asbestos Survey/ O&M	
☐ Radon	
☐ Lead-based Paint	
☐ Lead in Water	
☐ Operations & Maintenance Plan(s)	
☐ Other	

6. ON SITE OPERATIONS

Are you aware of any of the following conditions, either past or present, on the site?		
Condition	Response	If yes, please describe
1. Stored Chemicals	☐ Yes ☐ No	
2. Underground Storage Tanks	☐ Yes ☐ No	
3. Aboveground Storage Tanks	☐ Yes ☐ No	
4. Spills or Releases	☐ Yes ☐ No	
5. Dump Areas/ Landfills	☐ Yes ☐ No	
6. Waste Treatment Systems	☐ Yes ☐ No	
7. Clarifiers/ Separators	☐ Yes ☐ No	
8. Air stacks/ Vents/ Odors	☐ Yes ☐ No	
9. Floor Drains/Sumps	☐ Yes ☐ No	
10. Stained Soil/ Impacted Vegetation	☐ Yes ☐ No	
11. On-site OWNED Electrical Transformers	☐ Yes ☐ No	
12. Hydraulic lifts/ Elevators	☐ Yes ☐ No	
13. Dry Cleaning Operations	☐ Yes ☐ No	
14. Wetlands/ Flooding	☐ Yes ☐ No	
15. Oil/ Gas/ Water/ Monitoring Wells	☐ Yes ☐ No	
16. Environmental Cleanups	☐ Yes ☐ No	
17. Environmental Permits	☐ Yes ☐ No	If yes, please describe and ATTACH ALL COPIES of permits. Please attach last three waste manifests.
a) Industrial Discharge	☐ Yes ☐ No	
b) POTW (NPDES)	☐ Yes ☐ No	
c) Hazardous Waste Generator	☐ Yes ☐ No	
d) Air Quality	☐ Yes ☐ No	
e) Flammable Materials	☐ Yes ☐ No	
f) AST/UST	☐ Yes ☐ No	

Are you aware of any of the following conditions, either past or present, on the site?		
Condition	Response	If yes, please describe
g) Waste Manifest(s)	☐ Yes ☒ No	
h) Other	☐ Yes ☒ No	

7. OFF SITE ENVIRONMENTAL CONCERNS

Are you aware of any of the following conditions, either past or present, Adjacent to the site?		
Condition	Response	If yes, please describe
Gasoline Stations	☐ Yes ☒ No	
Dry Cleaners	☐ Yes ☒ No	
Industrial Uses	☐ Yes ☒ No	
Other	☐ Yes ☒ No	

Appendix I - Personnel Profile

SUMMARY OF EXPERIENCE

Brian Tang is a Senior Project Manager at EDI Consultants, Inc. (EDI) in Torrance, California. Mr. Tang has more than 6 year of experience in projects involving due diligence environmental site assessments, property condition assessments, data management, Geographic Information Systems (GIS), subsurface investigations of soil and groundwater contamination, environmental and geotechnical engineering projects for high profile clients throughout the nation.

At EDI, Mr. Tang manages a team performing Phase I and II Environmental Site Assessments, Property Condition Assessments, and other environmental risk assessments for major U.S. banks and lending institutions throughout the nation. In addition, he prepares and reviews technical documents for Phase I and II Environmental Site Assessments.

Mr. Tang is an Environmental Professional who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases on, at, in, or to a property, sufficient to meet the objectives and performance factors. As an Environmental Professional, Mr. Tang must hold a current Professional Engineer's or Professional Geologist's license or registration from a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) and have the equivalent of three (3) years of full-time relevant experience; or (ii) be licensed or certified by the federal government, a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) to perform environmental inquiries and have the equivalent of three (3) years of full-time relevant experience; or (iii) have a Baccalaureate or higher degree from an accredited institution of higher education in a discipline of engineering or science and the equivalent of five (5) years of full-time relevant experience; or (iv) have the equivalent of ten (10) years of full-time relevant experience.

RELEVANT PROJECT EXPERIENCE**Phase I & Phase II Environmental Site Assessments, Nationwide**

Project Manager of Phase I and Phase II environmental site assessments for industrial and commercial real estate as well as multifamily dwellings for major U.S. banks and lending institutions throughout the nation. Conducted subsurface investigations of soil, groundwater and soil vapor contamination to assess and determine the need for further investigation and/or remediation as well as underground storage tank removals, cleanup and coordination with local and State governmental agencies for closure of same.

Property Condition Assessments, Nationwide

Project manager for more than 100 property condition assessments (PCAs) for a wide range of clients throughout the western United States. PCAs provide reliable and detailed information on the building's operating systems, overall design and architectural features, and any signs of material physical deterioration or functional obsolescence that could detract from the building's potential to generate income. In addition, he has examined the impact of local zoning regulations, building codes, and any special hazards that may affect the income stability of the property.

EDUCATION

B.S. Environmental Engineering, University of California, Irvine, 2013

Undergraduate Experience**Well Water Treatment**

The purpose of this project is to design two shallow ground water wells for the City of Corona to reduce the demand on the Colorado River by 3,600 acre-ft per year. The project includes the design of an 11,500 ft pipeline to transport the raw well water as well as a treatment facility to treat for turbidity, nitrates, and perchlorates.

Site Planning Report

The goal of this project is to complete a Site Planning Report in compliance of the City of Irvine General Plan for the development of a 1,200 acre planning area centered on a transportation theme of alternative fuels. The planning area is composed of 3,200 dwelling units, a shopping center, a high school, recreational parks and open space to support a population of about 13,000 residents.

PROFESSIONAL REGISTRATIONS/CERTIFICATIONS

Environmental Professional

Board for Professional Engineers, Land Surveyors, and Geologist – Certified Engineer-in-Training (EIT)

SUMMARY OF EXPERIENCE

Darrin Domingo is the Principal and founder of EDI Consultants, Inc. (EDI) in Torrance, California. Mr. Domingo has more than 27 years of experience in projects involving due diligence environmental site assessments, property condition assessments, data management and database design, Geographic Information Systems (GIS), cost engineering, subsurface investigations of soil and groundwater contamination, and environmental and geotechnical engineering projects including civil and remediation design.

RELEVANT PROJECT EXPERIENCE

Various Clients, Phase I, Phase II Environmental Site Assessments, Nationwide. Project manager for more than 5,000 combined Phase I, Phase II environmental site assessments for industrial and commercial real estate as well as multifamily dwellings for major U.S. banks and lending institutions throughout the nation. Conducted subsurface investigations of soil, soil gas and groundwater contamination to assess and determine the need for further investigation and/or remediation as well as underground storage tank removals, cleanup and coordination with local and State governmental agencies for closure of same.

Various Clients, Property Condition Assessments, Nationwide. Project manager for more than 100 property condition assessments (PCAs) for a wide range of clients throughout the western United States. PCAs provide reliable and detailed information on the building's operating systems, overall design and architectural features, and any signs of material physical deterioration or functional obsolescence that could detract from the building's potential to generate income. In addition, he has examined the impact of local zoning regulations, building codes, and any special hazards that may affect the income stability of the property.

SWDiv CLEAN, Environmental Baseline Survey (EBS), El Toro MCAS, California

GIS and database administrator for the Environmental Baseline Survey of over 1000 structures at El Toro MCAS. Prepared comprehensive maps of the MCAS El Toro in a Geographic Information System (GIS), by combining information gathered during the site evaluation with existing and planned information. The GIS was developed in ArcView for GIS analysis and the preparation of maps; and Microsoft Access for the storage and analysis of attribute data. Attribute data was collected in the field via a customized Palm Pilot interface. Responsible for application development of the Palm Pilot EBS Form for data acquisition in the field and seamless downloading of information into the database. Attribute data encompassed site information including pertinent environmental, land use, and watershed data. Also, field sketches and digital photo notes were entered into the Palm Pilot and converted to bitmap images within the database for retrieval of same. Responsible for uploading and management of all data for queries, analyses, and either output for use in the GIS maps; or Report Tables within the EBS.

SWDiv CLEAN, Naval Environmental Data Transfer Standard (NEDTS), El Toro MCAS, California.

GIS and database administrator for groundwater, soil and vapor analytical data. Developed the Navy Environmental Data Transfer Standard (NEDTS) database and Data Management Plan (DMP) for the Southwest Division Comprehensive Long-Term Environmental Action Navy, El Toro Marine Corps Air Station. The NEDTS provides an open, platform independent standard that permits the Navy to describe information to be captured and delivered electronically without imposing any hardware or software requirements on the contracting community. This application automates day-to-day activities of integrating electronic data deliverables (EDD) from analytical laboratories and presenting the information in customized forms and reports. The application is developed utilizing MS Access as the data repository. ESRI's ArcView GIS and Autodesk's Volo View technology are integrated with the database to provide dynamic maps of on-site monitoring wells. A customized switchboard interface allows for automated retrieval of as-built drawings, charts, reports, and GIS views.

Lockheed Martin Corporation, Metadata Reference System, Redlands, California. Lead technical and database administrator for the Metadata Reference System for the Redlands site. Developed records management plan for administration of office-wide project data and records management system for efficient gathering, storage, and retrieval of all related electronic and hardcopy data.

SWDiv RAC, Naval Environmental Data Transfer Standard (NEDTS), Yermo and Nebo Marine Corp Logistics Bases, Barstow, California. Database design and management of the Navy's Southwest Division Remedial Action Contract (SWDiv RAC) databases for both Yermo and Nebo MCLBs. Developed and implemented NEDTS in a client/server architecture (Access 2000/SQL Server) for integration of data into ArcView GIS for mapping and spatial analysis of various subsurface contaminants. Used ESRI's Spatial Analyst and ModelBuilder extensions to map and analyze areas of contaminant influence, delineate plume extents, and generate contours.

New Cure, Inc., OII Landfill MIS/GIS System, Monterey Park, California. GIS Analyst and Database Administrator working in a design-build capacity to facilitate implementation of a remedial cap design for an EPA Superfund site. Provided AutoCAD and LDD civil/remediation design, hazardous waste management via programming and development of the management information system (MIS) using MS Access and the GIS for associated landfill hazardous materials and gases integrating ESRI's ArcView. Conducted environmental modeling and statistical and trend analysis of methane migration via ESRI's ArcView Spatial Analyst and 3D Analyst extensions. In coordination with the landfill gas consultant, designed and implemented the Well Adjustment Decision Tree programmed in Access for automated well adjustments in the field. Created automated data transfer procedure from GEM 2000 units into Access for analyzing gas composition and calculating flow. Trained staff technicians on effective use of the MIS/GIS System, Well Adjustment Decision Tree, as well as data collection and importing procedures.

Owner, Kyoto Plaza, Gardena, California. Operated and maintained soil vapor extraction system at Kyoto Plaza. Collected air (vapor) samples and conducted evaluation of vacuum, influent/effluent data. Developed MS Access data repository, which included but were not limited to integration of historical vapor extraction data into a standardized relational database design. Responsible for data management and modeling.

Southern California Gas Company, PAH Removal and Geotechnical Investigation, Hanford, California. Supervised and managed the removal of PAH-impacted soil, including subsurface investigation, sampling, and recompaction of fill soil. Ensured and designed proper grading of site utilizing Autodesk's Survey.

Home Savings of America, UST Removal and Upgrade, Irwindale, California. Supervised the removal and replacement of underground storage tanks, clarifiers, and hydraulic lifts at the corporate headquarters of Home Savings of America in Irwindale, CA. Also, performed subsurface investigation and confirmation sampling to achieve closure within the required Los Angeles County and state regulations.

Metropolitan Transportation Authority, Geotechnical Oversight for Red Line Segment 2 and 3, Los Angeles/Hollywood, California. Geotechnical engineer responsible for subsurface investigation and construction monitoring of geological conditions via geological/geotechnical mapping at the tunnel face. Performed geotechnical engineering analysis of settlement data in cooperation with land survey teams and staff geologists/geotechs at the tunnel face during tunnel excavation along Hollywood and Vermont Boulevards. Performed laboratory testing and interpretation of soils, field observation, fill testing, geotechnical engineering analysis including slope stability analysis, utilization of AutoCAD for grading and drainage plans, hydrologic analysis, and geotechnical report preparation.

California Department of Transportation (Caltrans), Advanced Public Transportation Systems Group, Los Angeles, California. Provided computer mapping and analysis of traffic data via MapInfo GIS. Created maps using MapInfo in support of various transportation tasks and updated traffic data in the APTS data repository built in MS Access. Assisted in the project management of the Smart Traveler Kiosk Project and the I-110 Vanpool Support Program.

EDUCATION

MBA, Business Administration (emphasis in GIS), University of Redlands, California, 2001
BS, Geography - Ecosystems & Environmental Engineering, University of California, Los Angeles, 1993

PROFESSIONAL REGISTRATIONS/MEMBERSHIPS

Registered Environmental Property Assessor, No. 64277
Certified Hazardous Materials Manager (CHMM), No. 11546
Asbestos Inspector, California, IBFA-370-98
Alliance of Hazardous Materials Professionals (AHMP)
Environmental Bankers Association

SPECIAL TRAINING

OSHA 40-hour Hazardous Waste Operations Training
OSHA 8-hour Hazardous Waste Operations Annual Refresher Training
OSHA 8-hour Hazardous Waste Operations Site Supervisor Training
GIS Management Certificate of Completion, ESRI International User Conference
Environmental Modeling Using Spatial Analyst, Certificate of Completion, ESRI International User Conference
Advanced ArcView Certificate of Completion, ESRI
Database Development and Conversion, URISA Annual Conference and Exposition
RACER (Remedial Action Cost Engineering & Requirements System)

APPENDIX C.1

LK Geotechnical Engineering, Inc.,
Geotechnical Investigation Report,
Proposed 4-Story Apartment Building
Over 2-Level Subterranean Parking Garage,
APN's 6347-011-013 & -019 and 3647-012-008,
116-136 N. Poplar Avenue
Montebello, California
October 2, 2020.

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LK Geotechnical Engineering, Inc.
10120 National Boulevard, Los Angeles, CA 90034
Engineer: 626.328.4346; Geologist: 310.866.8977

**GEOTECHNICAL INVESTIGATION REPORT
PROPOSED 4-STORY APARTMENT BUILDING
OVER 2-LEVEL SUBTERRANEAN PARKING GARAGE
APN'S 6347-011-013 & -019 AND 3647-012-008
116 - 136 N. POPLAR AVENUE
MONTEBELLO, CALIFORNIA**

**October 2, 2020
LKGE Project No. 20-0707**

FOR

**Magna & Magna, Inc.
1520 Washington Boulevard, #100
Montebello, CA 90640**

Attn: Mr. Mark D. Magna, President



October 2, 2020
LKGE Project No. 20-0707

October 2, 2020
LKGE Project No. 20-0707

Magna & Magna, Inc.
1520 Washington Boulevard, #100
Montebello, CA 90640

Attn: Mr. Mark D. Magna, President

Subject: **GEOTECHNICAL INVESTIGATION REPORT**
Proposed 4-Story Apartment Building Over 2-Level Subterranean Parking
Garage
APN's 6347-011-013 & -019 and 6347-012-008
116 - 136 N. Poplar Avenue
Montebello, California

Dear Mr. Magna,

Pursuant to your request, LK Geotechnical Engineering, Inc. has completed a geotechnical investigation and prepared this report for the subject proposed development at the site. The primary objective of this investigation was to provide our best estimate of the geotechnical factors that pertain to the gross stability of the proposed improvement and to evaluate alternatives for a foundation system for the proposed structures.

The report includes a description and an evaluation of the soil materials and provides soils engineering recommendations for construction of the proposed improvement. This report is intended for submittal to the appropriate governmental authorities that control the issuance of necessary permits.

Based on our findings, the proposed project is geotechnically feasible, provided that the recommendations in this report are incorporated into the design and are implemented during construction of the project.

If you have any questions regarding the information contained in this report, please feel free to call this office.

Sincerely,
LK GEOTECHNICAL ENGINEERING, INC.


Sean Lin, G.E. 2921
Principal Engineer

SL:mk





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Plate 2 – Regional Geologic Map
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Plate 4 – Historically Highest Groundwater Map

Plate CS-1 – Geologic Cross Section A-A'
Plate CS-2 – Geologic Cross Section B-B'

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Appendix A – Field Exploration
Appendix B – Laboratory Testing
Appendix C – Engineering Calculations and Details



1. SCOPE OF WORK

To prepare this report, we have performed the tasks described in the following subsections:

1.1. Literature Review

We reviewed geological literature including geologic maps, topographic maps and aerial photographs relevant to the subject site in preparation of this report. A list of literature reviewed is presented in the “References” section of this report.

1.2. Field Exploration

We performed a field exploration consisting of logging of five (5) exploratory soil borings on July 23, 2020. The exploration was performed using an 8-inch diameter hollow-stem auger drill rig and hand tools. The borings were advanced to a maximum depth of approximately 61 feet below the existing grade. The approximate locations of the geotechnical exploration are shown on Plate 1. Detailed descriptions of the soils encountered during drilling are presented in Appendix A – Field Exploration.

1.3. Geotechnical Laboratory Testing

Representative soil samples collected from our field exploration were delivered to the E.G.L., Inc. (EGL) of Arcadia, California for testing, and to evaluate relevant engineering properties. The detailed laboratory test results are presented in Appendix B – Laboratory Testing. Based on our review of the laboratory data, LKGE concurs with and accept the laboratory testing results performed by E.G.L., Inc.

1.4. Engineering Analysis and Report Preparation

We compiled all geological and geotechnical data obtained from literature review, field exploration and laboratory test results, and then prepared this report to present our findings and the geotechnical recommendations, including seismic considerations, grading, foundations, foundation setback, retaining walls, floor slabs, temporary excavations, and drainage.

2. PROPOSED DEVELOPMENT AND SITE DESCRIPTION

2.1. Proposed Development

It is our understanding that the proposed project consists of removing the existing structures and constructing a 140-unit, 4-story apartment building over 2-level subterranean parking garage. The proposed basement finish grade is approximately 22 feet below the existing street grade. The proposed building is shown on Plate 1 – Site Plan and Geotechnical Exploration Map and Plate CS-1 – Proposed Building Sections.



2.2. Site Description

The project site is located at 116 – 136 N. Poplar Avenue, in the City of Montebello, California. The site is bounded by Poplar Avenue on the west, a 2-story motel on the south, single family house to the north, and a retaining wall to the east.

The site consists of three lots: 116, 128 and 136 N. Poplar Avenue. The structures at site consists of a 2- to 3-story apartment complex and parking lot (116 N. Poplar), and 1- to 2-story multi-family dwellings (128 and 136 N. Poplar), retaining wall, landscape and mature trees. The eastern property line rear portion

The site exhibits elevation relief of approximately 15 feet across the site. The rear parking lot of 116 and 128 N. Poplar Avenue is supported by an existing 12- to 15-foot retaining wall along eastern property line. Drainage across the site is by uncontrolled sheet flow to the adjacent sidewalks and drainage course, as well as by infiltration within unpaved area.

3. SITE GEOLOGY AND SUBSURFACE CONDITIONS

3.1. Regional Geology

According to the Geologic Map of the El Monte and Baldwin Park Quadrangle (Dibblee and Ehrenspeck, 1999), the project the site is underlain by Older Alluvium (geologic map symbol Qae). This material composes primarily sandy silt to silty sand. A portion of the geologic map is reproduced as Plate 2 – Regional Geologic Map.

3.2. Subsurface Earth Materials

Based on our field exploration, the earth materials observed at the site consist of artificial fill and older alluvium.

3.2.1. Artificial Fill (Af)

Artificial fill consisting of red brown to dark brown sandy clay, clayey sand and silty sand with man-made debris was encountered in our exploratory borings. The observed maximum thickness of the artificial fill was on the order of 15- to 16-feet in our borings B-1 and B-2 where appears to be the backfill placed behind the existing perimeter retaining walls to create level parking lot. We anticipate the artificial fill depths may vary across the site. This material is considered unsuitable for foundation or slab support or for receiving new compacted fill.

3.2.2. Older Alluvium (Qae)

Older Alluvium consisting of orange brown to brown sandy clay to clayey sand/ silty sand and gravelly silty sand was encountered in our exploratory borings at the site. Older alluvium was observed to be medium stiff to very stiff and dry to moist. The undisturbed older alluvium is considered suitable for foundation or slab support for the proposed structures and/or for support of new compacted fill, provided that our recommendations are followed and integrated into the improvement plans.



3.3. Groundwater

Groundwater was not encountered within our exploratory boring to a maximum depth of 61 feet below existing grade. According to the State of California, Seismic Hazard Zone Report of the El Monte Quadrangle, the site is located within an area with historically highest groundwater level reportedly at approximately between 20- and 50-feet below ground surface (Plate 4). It appears the 20-foot historical groundwater contour line is based on the ground elevation along Rio Hondo channel, which is approximately 30 feet below the Poplar Avenue. Therefore, the groundwater level appears to be well below the level of the proposed structures. It should be noted that local fluctuations in groundwater levels may occur due to seasonal variations in rainfall, irrigation and water line leaks.

4. GEOLOGIC AND SEISMIC HAZARDS EVALUATION

4.1. Seismic Hazard Zones Evaluation

The southern California region is seismically active and commonly experiences strong ground shaking resulting from earthquakes along active faults. Ground shaking resulting from a moderate to major earthquake (Magnitude 6.0 or greater) can be expected during the lifespan of the existing and/or proposed structures. Property owners and the general public should be aware that any structure or slope in the southern California region could be subject to significant damage as a result of a moderate or major earthquake. The hazards associated with seismic activity in the vicinity of the site are discussed and evaluated in the following sections.

4.1.1. Earthquake Fault Zone

The State of California established the Alquist-Priolo Earthquake Fault Zoning Act in 1972 which went into effect in 1973. The purpose of this Act is to prohibit the construction of most structures for human occupancy across the traces of active faults and to mitigate the hazard of fault rupture. An "active fault" is defined by the State Mining and Geology Board as one which had surface displacement within the Holocene era (+/- 11,000 years) and is well defined at the surface. The term "sufficiently active" has been used if there is evidence of Holocene surface displacement along one or more of its segments or branches.

The Act was renamed the Alquist-Priolo Special Studies Zones Act in 1975 and then Alquist-Priolo Earthquake Fault Zoning Act in 1994. The original designation "Special Studies Zones" has been renamed "Earthquake Fault Zones". Under the Act, the State Geologist is required to delineate Earthquake Fault Zones (EFZ) along active faults in California. Development within these zones must include geologic investigations demonstrating that the sites are not threatened by surface displacement from future faulting. The California Geologic Survey (CGS) is required to delineate active faults, compile maps of EFZs and submit such Official Maps to the public and continually review and revise EFZs based on new geologic and seismic data. EFZ boundaries on early maps were positioned about 660 feet (200 meters) away from the fault traces to accommodate imprecise locations of the faults and possible existence of active branches. The policy since 1997 is to position the EFZ boundaries about 500 feet (150



meters) away from major active faults and about 200 to 300 feet (60 to 90 meters) away from well defined, minor faults.

Based on our review of California Geological Survey 2018 seismic hazard zones map (Plate 3), the site is not located within an Earthquake Fault Zone. The closest known fault is the Elsinore Fault which is mapped about 2.5 miles east of the site.

4.1.2. Soil Liquefaction Potential

Soil liquefaction occurs when the pore pressures generated within a soil mass approach the effective overburden pressure. Liquefaction of soils may be caused by cyclic loading such as that imposed by ground shaking during earthquakes. The increase in pore pressure results in a loss of strength, and the soil then can undergo both horizontal and vertical movements, depending on the site conditions. Other phenomena associated with soil liquefaction include sand boils, ground oscillation, and loss of foundation bearing capacity. Liquefaction is generally known to occur in loose, saturated, relatively clean, fine-grained cohesionless soils at depths shallower than approximately 50 feet. Factors to consider in the evaluation of soil liquefaction potential include groundwater conditions, soil type, grain size distribution, relative density, degree of saturation, and both the intensity and duration of ground motion.

Based on our review of California Geological Survey Seismic Hazard Zones Map (Plate 3), the site is not located within a potential liquefaction hazard zone. Based on dense older alluvium and lack of shallow groundwater, the soil liquefaction potential at the site is considered low. Consequently seismically-induced settlement is negligible.

4.2. CBC Seismic Design Parameters

The future structures should be designed by the structural engineer in accordance with the applicable seismic building code. Based on our geotechnical investigation, the subject site is classified as Site Class D in accordance with the 2019 California Building Code that refers to the ASCE 7-16.

Per Section 11.4.8 of ASCE 7-16, structures shall be designed for the seismic response coefficient C_s determined by Eq. (12.8-2) for values of $T \leq 1.5 T_s$ and taken as equal to 1.5 times the value computed in accordance with either Eq. (12.8-3) for $T_L \geq T > 1.5 T_s$ or Eq. (12.8-4) for $T > T_L$, where

T = the fundamental period of the building

$T_s = S_{D1}/S_{DS}$

T_L = long-period transition period

The design spectral response acceleration parameters presented on the following table generated by the Applied Technology Council (ATC) website, may be utilized for seismic design:



Site location (latitude, longitude): (34.0090, -118.0992)				
Spectral Period, T (second)	MCE _R ground motion (g)	Site-modified Spectral acceleration (g)		Seismic design acceleration (g)
0.2	S _s = 1.881	F _a = 1.0	S _{MS} = 1.881	S_{DS} = 1.254
1.0	S ₁ = 0.671	F _v = 1.7	S _{M1} = 1.140	S_{D1} = 0.760
Site modified peak ground acceleration PGA _M = 0.893 g				
Long-period transition period T _L = 8 second				
Seismic Design Category = D				

If seismic response coefficient C_s recommended above is not applicable for structural design, our office can perform a site-specific ground motion hazard analysis upon the project structural engineer's request.

Present building codes and construction practices, and the recommendations presented in this report, are intended to minimize structural damage to buildings and prevent loss of life as a result of a moderate or a major earthquake. They are not intended to totally prevent damage to structures, graded slopes and natural hillsides due to moderate or major earthquakes. While it may be possible to design structures and graded slopes to withstand strong ground motion, the construction costs associated with such designs are usually prohibitive, and the design restrictions may be severely limiting. Earthquake insurance is often the only economically feasible form of protection for your property against major earthquake damage. Damage to sidewalks, steps, decks, patios and similar exterior improvements can be expected as these are not normally controlled by the building code.

5. GEOTECHNICAL ENGINEERING RECOMMENDATIONS

5.1. Geotechnical Overview

Based on the findings of our investigation, the site is considered to be suitable from a soils engineering standpoint for construction of the proposed structures, provided the recommendations included herein are followed and integrated into the building and/or grading plans.

The following is a list of geotechnical considerations for this project:

- Up to 16-feet-thick undocumented artificial fill was encountered in the eastern portion of the site. The bottom of fill is situated at elevation of 184 feet approximately based on our borings. This material is not suitable for foundation support. We recommend all existing fill be removed and recompacted. Because the undocumented fill depths are various across the site. We recommend that the proposed building be supported entirely on a uniform compacted fill blanket per our recommendations presented in "Site Preparation and Earthwork" section.



- Temporary shoring will be required along the property lines where space constraint is present. The recommendations are presented in “Temporary Shoring” section.
- Based on our review of laboratory testing results, the on-site soil has “low” expansive potential. Our recommendations have been incorporated the expansive soil mitigation.
- On-site near surface soil is considered “corrosive” to ferrous metal based on the laboratory testing results.

Our geotechnical engineering analyses performed for this report were based on the preliminary information provided to us. If the design substantially changes, then our geotechnical engineering recommendations would be subject to revision based on our evaluation of the changes.

5.2. Expansive Soil Evaluation

Expansive soils are characterized by their ability to undergo significant volume changes (shrink or swell) due to variations in moisture content. Changes in soil moisture content can result from rainfall, landscape irrigation, utility leakage, roof drainage, perched groundwater, drought, or other factors, and may cause unacceptable settlement or heave of structures, concrete slabs supported on-grade, or pavements supported over these materials. Depending on the extent and location below finished subgrade, these soils could have a detrimental effect on the proposed construction.

Based on our review of laboratory testing results, the on-site near surface soil has “medium” expansive potential. Our recommendations have been incorporated the expansive soil mitigation.

5.3. Collapsible Soil Evaluation

Based on our review of the laboratory testing results, the on-site near surface soil has “slightly” collapsible potential. Our recommendations have been incorporated the mitigation for collapsible soil.

5.4. Corrosive Soil Evaluation

The potential for the near-surface on-site materials to corrode buried steel and concrete improvements was evaluated preliminarily. In accordance with the Caltrans Corrosive Guidelines, corrosive soil is defined as the soil has a pH less than 5.5, or chloride concentration greater than 500 ppm, or sulfate concentration in soils greater than 2,000 ppm, or minimum resistivity less than 1,000 ohm-centimeters. Laboratory testing was performed to evaluate pH and electrical resistivity, as well as chloride and sulfate contents. These laboratory test results are presented in Appendix B.

Based on our review of laboratory test results, the followings are our findings:

- The potential for chloride attack of reinforcing steel in concrete structures and pipes in contact with on-site soil is negligible.



- The potential for sulfate attack on concrete in contact with the on-site soil is negligible in accordance with ACI 318, Table 4.3.1. As a minimum, we recommend that Type I or II cement and a water-cement ratio of no greater than 0.5 be used on the project.
- Based on soil resistivity results, the on-site soil is considered corrosive to buried ferrous metals. In general, conventional corrosion protection measures for metal in contact with soil may include the following:
 - o Underground steel utilities should be given a high-quality protective coating such as 40 mil extruded polyethylene, 20 mil plastic tape over primer per AWWA Standard C209, or hot applied coal tar enamel or tape per AWWA Standard C203.
 - o All underground steel should be electrically insulated from above ground steel, dissimilar metals, and cement-mortar or concrete coated steel.
 - o Underground steel pipe should be bonded for electrical continuity if rubber-gasketed, mechanical, grooved-end, or other non-conductive type joints are used. In addition, cathode protection is recommended for underground steel utilities.

If special corrosion protection is required for certain performance criteria determined by the project designer, a corrosion specialist should be consulted regarding suitable types of piping and appropriate protection for underground metal conduits.

5.5. Stormwater Infiltration Evaluation

The proposed building covers essentially the entire property. It is our opinion that it is very difficult to design an efficient “infiltration-type” stormwater treatment system with appropriate foundation setback at the site. In addition, infiltration of stormwater at the site may change groundwater level and increase the potential of soil liquefaction hazard that ultimately impacts foundation stability. On this basis, it is our opinion that it is not suitable to use the “infiltration-type” stormwater treatment system for LID design at the site. We recommend that an alternative system (i.e. filtration-type bio-planter, etc.) be evaluated by the project civil engineer.

5.6. Site Preparation and Earthwork

Prior to construction/grading, the area of the proposed development should be clear of any loose surficial soils, vegetation and/or man-made debris. Demolition debris and other unsuitable materials should be stripped and removed from the site. Water lines or other old utility lines or installations to be abandoned should be removed or crushed in place. Holes resulting from removal of buried obstructions which extend below finished site grades should be backfilled with compacted soils.



5.6.1. Over-Excavation and Subgrade Preparation

The proposed subterranean garage floor elevation is expected to be approximately 22 feet below Poplar Avenue. Artificial fill and older alluvium are expected to be exposed at the proposed garage floor elevation. To create a uniform foundation support, we recommend over-excavate at least 5 feet below the proposed finish grade, or 3 feet below footings, or to the depth of undocumented fill, whichever is deeper. The lateral extent of the over-excavation should be at least 5 feet beyond the building line (where space permits) or equidistant to the thickness of fill below footing, whichever is greater.

For any light-weight ancillary structures (i.e. property line fence walls, canopies, trash enclosure, etc.), we recommend over-excavate at least 1 foot below the proposed footing bottom, or to the depth of undocumented fill, whichever is deeper. The lateral extent of the over-excavation should be equidistant to the thickness of fill below footing (where space permits).

For on-grade pavement and hardscape (patios, steps, walkways, etc.), we recommend over-excavate at least 1 foot below the subgrade, or to the depth of undocumented fill, whichever is deeper, and then recompact to 90% relative compaction.

Any excavated bottoms for footings or to receive new compacted fill should be inspected and approved by a representative from LKGE. prior to compaction work. Deeper excavations may be required in areas where soft, saturated, or unsuitable materials, for example, tree root balls or undocumented fill are encountered.

5.6.2. Compaction

On-site materials are considered to be suitable for compaction, provided that all deleterious materials and oversized rocks (larger than 6-inches in size) are removed from the site prior to compaction.

All new compacted fill should be supported on firm native soil and compacted to at least 90 percent of the maximum dry density, as determined by the current ASTM D1557 and at about 2 percent above optimum moisture content. Fill should be placed in horizontal lifts of approximately 8 inches in loose thickness, and then compacted by mechanical methods, using sheepsfoot rollers, multiple wheel pneumatic tired rollers, or other appropriate compacting rollers.

It may be necessary to import soils to the site to be used as compacted fill. Imported materials should be a sandy type of material and approved by the geotechnical engineer prior to transporting to the job site. The sandy material should not have an Expansion Index exceeding 20 and should not contain rocks larger than 6-inches in size.

5.6.3. Shrinkage/Bulking Due to Compaction

Based on our review of the in-situ soil density data, preliminary volumetric shrinkage on the order of 10 to 15 percent as a result of compaction of onsite soil may be assumed.



5.6.4. Excavation Characteristics

The earth materials underlying the site should be generally excavatable with heavy-duty earthwork equipment in good working condition. Some gravels, cobbles and man-made debris should be anticipated within the fill soils. Local caved-in conditions should be anticipated in the sandy soil during temporary excavation.

5.6.5. Weather Related Grading Considerations

When rain is forecasted, we recommend all critical excavated bottoms, footings or trenches be covered with plastic sheeting to minimize subgrade soil saturation, and for the ease of removal of water.

Fill soil that has been spread and awaits compaction shall be properly compacted prior to rains. These fills, once compacted, shall have the surface sloped to drain to an area (temporary catch basin/detention basin) where water can be removed.

Temporary drainage devices should be installed to collect and transfer excess water to the street in non-erosive drainage devices. Drainage should not be allowed to pond anywhere on the site, and especially not against any foundation or retaining wall. Drainage should not be allowed to flow uncontrolled over any descending slope.

Once the earthwork is ready to resume after rainfall, the excavations and/or compaction conditions should be observed by this firm. Any soils saturated by the rain shall be removed and air-dried/mixed with dry materials for proper compaction. We will recommend additional mitigation measures based on the actual site conditions, if needed.

5.7. Temporary Excavation

Based on the proposed subterranean garage floor and over-excavation & recompaction, the height of temporary excavation is expected to be up to 27 feet. Where the space constraint is present, temporary shoring will be required and the recommendations are presented in "Temporary Shoring" section.

For other general temporary excavations, the maximum recommended height of unsurcharged, temporary vertical excavations in the earth materials at the site is 5 feet. Excavations above this height should be trimmed to a 1:1 (H:V) ratio where the space is available. Surcharge loads, including construction vehicles and materials, should not be placed within five (5) feet of the unsupported excavation edge. Some sloughing of cohesionless sandy materials encountered at the site should be expected.

Excavations shall not remove the lateral support from a public way, from an adjacent property or from an existing structure. Where space for sloped excavations is not available, slot-cut or temporary shoring (trench box) may be utilized.

Surfaces exposed in slope excavations should be kept moist but not saturated to minimize raveling and sloughing during construction. Adequate provisions should be made to protect the slopes from erosion during periods of rainfall. Water should not be allowed to pond on



the top of the excavation or to flow towards it. All excavations should be stabilized within 30 days of initial excavation.

All excavations shall be made in accordance with the regulations of the State of California, Division of Occupational Safety and Health, (Cal/OSHA). These recommended temporary excavation slopes do not preclude local raveling and sloughing. Provided our recommendations are followed, the resulting temporary excavations are anticipated to be safe from a geotechnical standpoint for the proposed construction operations and should not expose workers to hazards due to cave-ins, provided that geologic conditions exposed by the excavations are as anticipated.

Confined or trench excavations (i.e. retaining walls or utility trench excavations) should be made in accordance with the regulations of the State of California, Division of Occupational Safety and Health (Cal/OSHA). We recommend that confined excavations should be shored using hydraulic shoring, screw jacks or timber shoring, as determined by the project engineer.

All temporary excavations at the site should be observed and monitored by our representative to verify soil conditions so that any necessary modifications can be made based on variations of soil encountered at the site. Surcharged temporary excavations and shoring should be continuously observed by our representative. If adverse conditions are encountered during excavations, additional recommendations will be provided.

It is recommended that a pre-excavation site meeting be attended by the grading contractor, the soils engineer and an agency representative to discuss methods and sequence of excavation.

5.8. Temporary Shoring

Based on the proposed subterranean garage floor and foundation elevations, the height of temporary excavation is expected to be up to 27 feet. Due to the space constraints of property lines, temporary shoring will be required.

In general, for excavations less than 15 feet in height, a cantilevered shoring system may be used. For excavations greater than 15 feet in height, a restrained (i.e. tied-back or braced) shoring system may be used. All shoring systems shall have lagging to support the cut face between soldier piles.

Shoring shall be designed by a California licensed engineer experienced in the design and construction of shoring under similar conditions. Once the final excavation and shoring plans are complete, the plans and the design should be reviewed by LKGE for conformance with the design intent and recommendations.

- **Lateral Earth Pressures**

The cantilevered or restrained shoring walls should be designed using the lateral earth pressure presented in the attached Plate SW-1 and the following table:



Shoring Type	Lateral Earth Pressure*	Pressure Distribution
Cantilevered Shoring	36H psf	Triangular Distribution
Restrained Shoring (Tied-back/Braced Shoring)	23H psf	Trapezoidal Distribution (see Plate SW-1)

* H = wall height

- **Surcharge Loads**

Any surcharge (live, including traffic, or dead load) located within a 1:1 plane projected upward from the base of the shored excavation, including adjacent structures, should be added to the lateral earth pressures. The lateral contribution of a uniform surcharge load located immediately behind the temporary shoring may be calculated by multiplying the vertical surcharge pressure by 0.30. Lateral load contributions of surcharges located at a distance behind the shored wall may be provided once the load configurations and layouts are known. As a minimum, a 240 psf vertical uniform surcharge is recommended to account for nominal construction and/or traffic loads. More detailed lateral pressure and loading information can be provided, if needed, for specific loading scenarios as recognized through the design process.

- **Soldier Piles for Shoring**

Soldier piles should be at least 18-inch in diameter and should be designed for an allowable passive resistance of 300 pcf (equivalent fluid weight). The passive resistance value can be doubled if pile spacing is greater than 2.5D on center where D is the diameter of the drilled shaft for the soldier piles. The downward axial capacity of soldier pile can be designed for an allowable skin friction of 400 psf. The upper 1.5D should be neglected when calculating the axial capacity below the excavated level. Structural concrete should be used for the soldier piles below the excavation, sand-cement slurry may be used above the excavation where lagging will be installed.

Drilling of the soldier pile shafts can be accomplished using conventional drilling equipment. In the event of soil caving, it may be necessary to use casing and/or drilling mud to permit the installation of the soldier piles. Drilled holes for soldier piles should not be left open overnight. Concrete for piles should be placed immediately after the drilling of the hole is complete.

The concrete should be pumped to the bottom of the drilled shaft using a tremie. Once concrete pumping is initiated, the bottom of the tremie should remain below the surface of the concrete to prevent contamination of the concrete by soil inclusions. If steel casing is used, the casing should be removed as the concrete is placed.

Due to the proximity of the excavation to existing improvements, some means of monitoring the performance of the shoring system is recommended. Monitoring should consist of periodic surveying of lateral and vertical locations at the tops of all soldier piles. We will be pleased to discuss this further with the design consultants and the contractor when the



design of the shoring system has been finalized. Also, we should review the shoring plans and calculations to evaluate whether our recommendations have been incorporated into the design.

- **Lagging**

Continuous treated timber lagging should be used between the soldier piles. The lagging can be designed for the recommended lateral earth pressure but limited to a maximum of 400 psf with consideration of soil arching. If treated timber is used, the lagging may remain in place. To develop the full lateral resistance, provisions should be taken to assure firm contact between the soldier piles and the soils; for this, we recommend that at least 1.5-sack sand-cement slurry fill be used behind the lagging.

- **Tie-back Anchors**

For design of the tieback anchors, it may be assumed that the active wedge adjacent to the shoring is defined by a plane drawn at 35 degrees from the vertical through the bottom of the excavation. These anchors should extend to a minimum of 20 feet beyond the potential active wedge and to a greater length as necessary to develop the desired capacities. Only the frictional resistance developed beyond the assumed active wedge should be included in the tie-back design. Tie-back anchors may be installed at angles of 15 to 40 degrees below a horizontal plane.

For the design of pressure-grouted anchors, the grout-to-ground bond strength of 2,500 psf along the bonded zone may be used. The capacity of the anchors should be determined by testing of the initial anchors as presented in "Tie-back Anchor Testing" Section.

The anchors should be filled with concrete/grout by pumping from the tip out. To minimize caving, we suggest that the portion of the anchor shaft within the active wedge be backfilled with sand-cement slurry. The sand-cement mixture should fill the portion of the tieback anchor tightly and should be flush with the face of the shoring when finished.

After tie-back anchor is no longer needed to support the excavation, stress should be carefully released and shoring system including tieback may be able to be left in place.

Installation Guidelines

1. Tie-back installation shall be performed during continuous observation by LK Geotechnical Engineering, Inc. to confirm that the recommended earth materials are penetrated, that the dimensions of the installed anchors are at least as large as that indicated on the shoring plan, and that anchor installation has been performed as specified. The Contractor shall provide access and necessary facilities, including lighting, at their expense, to accommodate observations.
2. All anchors shall be installed at the specified locations, to the required depth, and at the specified angle of inclination. A tolerance of 3° will be permitted on the required angle of inclination.



3. After drilling, all holes shall be cleaned of loose soils. Concrete shall be placed by pumping from the tip of the anchor to the active wedge. Concrete placement shall begin within four hours after completion of drilling. The portion of the anchor within the active wedge shall be backfilled with sand-cement slurry after the anchor has been tested as specified below. However, if excessive caving occurs, the active wedge portion of the excavation can be filled with slurry as the casing is pulled. A zone of soft soil shall (in this case) be placed between the anchor and slurry (before testing).
4. If a hollow-stem auger or casing is used due to caving, concrete shall be placed by pumping as the auger or casing is withdrawn while always maintaining a head of concrete inside the casing or auger.
5. Concrete placement shall be continuous without interruption, and at such a rate that fresh concrete will not be deposited on concrete hardened sufficiently to form seams and planes of weakness.
6. Any anchor deemed by the Owner or Geotechnical Consultant to be defective shall be replaced with substitute anchor(s) as directed by the Owner or Shoring Designer. The cost of installation of such substitute anchors shall be borne by the Contractor. Costs associated with analysis and design of substitute anchor(s) shall also be borne by the Contractor.

- **Tie-back Anchor Testing**

As an initial guideline, tie-back anchor testing should include 150% and 200% load tests. We recommend all anchors be check-tested to at least 150% of the designed working load in accordance with the following procedures:

- a. Test load anchors to 150% of the design-working load, incrementally noting loads, tendon extensions and soldier pile deflections. Hold load for 15 minutes. After pulling slack, the anchor movement shall not exceed 0.10 inch during the 15-minute load period. If the deflection is acceptable, reduce load to 100% of the design load and lock off.
- b. Where an anchor shows excessive movement for additional 15-minute intervals, the load should be reduced until the rate of movement is 0.10 inch per 15 minutes or less. The load at which acceptable movement is attained should be divided by 1.5 to establish the working load of the anchor and additional measures taken to carry the required load.

Geotechnical Consultant shall designate at least 5% of all proposed anchors for 200% load tests. Additional anchor steel reinforcement will likely be required for the 200 percent load test anchors and should be appropriately considered prior to anchor installation. Half of the 200% Test Anchors shall be tested for 30 minutes. The remaining Test Anchors shall be tested for a 24-hour period. Test anchors shall be tested in the following procedures:

- a. For the 30-minute test anchors, incrementally load the anchors to 200% of the design-working load noting loads, tendon/bar extensions and soldier pile deflections. Hold load for 30 minutes. Anchor movement shall not exceed 0.3 inch during the 30-minute load



period. If the deflection is acceptable, reduce load to design load and lock off; otherwise, reduce the test load by 50% and repeat this step.

- b. For 24-hour test anchors, incrementally load to 200% and hold for 24 hours; check load after 24 hours. If a pre-stress loss of 8% or less is recorded, restore load to 100% of working load and lock off. If loss of pre-stress exceeds 8%, restore load to 150% of working load and hold for an additional 24 hours. Check load after second 24-hour hold and, if loss of pre-stress is less than 8%; restore to 100% and lock off as before.
- c. Where an anchor shows a continuous loss of pre-stress during a subsequent 24-hour period, the test load shall continue to be reduced by 50% until loss of pre-stress is negligible. Then the test load shall be divided by 1.5 to establish the working load of that anchor and additional measures taken to carry the required shoring load.

Please note that any anchor pulled more than 12 inches shall not be used. Immediately after testing, the active wedge portion of tieback excavations should be filled with slurry.

- **Deflections**

Certain amount of deflection of a shored embankment will occur. For design of shoring, the maximum deflection shall not exceed $\frac{1}{2}$ inch at the top of the shored embankment where a structure is within 1:1 (H:V) plane projected up from the base of the temporary excavation and for a maximum lateral deflection of 1 inch provided there are no structures within a 1:1 (H:V) plane projected up from the base of temporary excavation.

If greater deflection occurs during construction, additional bracing/anchoring may be necessary to minimize settlement and loss of support of adjacent buildings, streets and/or utilities in adjacent streets and alleys. If desired to reduce the deflection, a greater active pressure could be used in the shoring design.

5.9. Conventional Footings for Building

Conventional footings can be used for support of the proposed structures, provided footings are founded on compacted fill. The reinforcement of footings shall be designed by the project structural engineer.

Continuous footings should be at least 18 inches in width and at least 24 inches deep from the lowest adjacent grade founded on compacted fill, and may be designed using an allowable bearing pressure of 3,000 psf.

Square footings should be at least 24 inches in width and at least 24 inches deep from the lowest adjacent grade founded on compacted fill, and may be designed using an allowable bearing pressure of 3,000 psf.

The allowable bearing capacity can increase 350 psf for each additional foot of width, and 450 psf for each additional foot of depth to a maximum allowable capacity of 6,000 psf.



The bearing pressure given is for the total of dead and frequently applied live loads and may be increased by one-third for short duration loading which includes the effects of wind or seismic forces.

The estimated static settlement is expected to be less than $\frac{3}{4}$ inch with differential settlement estimated to be less than $\frac{1}{4}$ inch within a span of 30 feet. Settlement of the proposed foundation system is expected to occur on initial load application.

Resistance to lateral loading may be provided by friction acting at the base of foundations and by passive earth pressure within alluvium. An allowable coefficient of friction of 0.3 may be used with the dead load forces. Passive earth pressure may be computed as an equivalent fluid having a density of 300 pcf with a maximum earth pressure of 4,500 psf. When combining passive and friction for lateral resistance, the passive component should be reduced by one-third.

5.10. Conventional Footings for Ancillary Structures

For light-weight ancillary structures (e.g. fence walls, trash enclosures, planter walls, etc.), conventional shallow footings can be used, provided that footings are placed on compacted fill per our "Site Preparation and Earthwork" recommendations.

For the design of spread footings for other light-weight structures, we recommend the bottom of square or continuous footings be founded at least 12 inches below the proposed ground surface. A minimum footing width of 18 inches is recommended for square footings and 12 inches for continuous footings. The allowable bearing value for footings with above minimum sizes is 1,500 psf for dead plus live load. Based on the allowable net bearing pressures presented above, static settlement is anticipated to be less than $\frac{1}{2}$ inch. Differential settlement is expected to be up to one-half of the total settlement over a 30-foot span. Most of the static settlement at the project site is expected to occur immediately after the application of the load.

Resistance to lateral loading may be provided by friction acting at the base of foundations and by passive earth pressure. An allowable coefficient of friction of 0.3 may be used with the dead load forces. Passive earth pressure may be computed as an equivalent fluid having a density of 300 pcf with a maximum earth pressure of 4,500 psf. When combining passive and friction for lateral resistance, the passive component should be reduced by one-third.

5.11. Floor Slab-on-Grade

Concrete slab-on-grade may be used for the proposed building and should be supported on compacted fill, per the "Site Preparation and Earthwork" recommendations.

Concrete slabs should be at least 4 inches thick and should be reinforced with a minimum of #4 rebar spaced not exceeding 16 inches on center, each way. The project structural engineer should design the reinforcement of slab based on the design performance criteria.



5.12. Moisture Retarder

Slabs to be covered with flooring should be protected by an acceptable plastic vapor retarder/barrier (minimum 10 mil thickness) placed on the firm subgrade. If moisture vapor transmission is a concern to the facility owner, an expert should be consulted to provide additional recommendations for the design and construction of slabs in moisture sensitive flooring areas.

5.13. Retaining Walls

The proposed retaining walls should be designed using the lateral earth pressure in accordance with the attached Plate RW-1 and the following table. Retaining walls greater than 6 feet in height should be designed considering the incremental seismic earth pressures.

Backslope of Retained Material Horizontal to Vertical	Active Equivalent Fluid Weight (pcf)	At-Rest Equivalent Fluid Weight (pcf)
Level	43	60

The subterranean basement slab and retaining walls should have adequate waterproofing to prevent wall staining and water infiltration within the basement.

In addition to lateral earth pressures recommended above, any proposed retaining walls should be designed to resist the surcharge imposed by adjacent structures, proposed structures, footings, and/or by adjacent traffic surcharge.

The lateral pressure due to adjacent vertical uniformly distributed loads may be considered lateral pressure equal to 33 percent ($K_a = 0.33$) of the vertical uniformly distributed loads for the active condition. The lateral pressure due to adjacent vertical uniformly distributed loads may be considered lateral pressure equal to 50 percent ($K_o = 0.50$) of the vertical uniformly distributed loads for the at-rest condition.

All walls should be effectively waterproofed, provided with an adequate subdrainage system, and backfilled in accordance with the attached "retaining wall backfill and subdrain details" (Plate RWD-1).

Where shoring not allowing standard subdrain outside the wall, the rock pockets may be utilized. The pockets should be a minimum of 12 inches in length, width and depth behind the wood lagging, and be spaced no more than 8 feet on center. The rock pockets shall drain through the wall via a solid pipe to approved non-erosive drainage devices.

The subdrainage system, including outlet locations, should be clearly shown on the building and/or grading plans. The contractor is responsible to ensure that all subdrain outlets are constructed per plan. While all backfill should be compacted to the required density, care should be taken when working close to new walls to prevent excessive lateral pressure.



Retaining wall waterproofing in preventing moisture intrusion is beyond our scope of work and not the responsibility of LK Geotechnical Engineering, Inc. We recommend you retain a waterproofing expert to provide waterproofing details, application methods or effectiveness and installations per the project design requirements (if applicable).

5.14. Hardscape

Patios, steps, walkways, etc. are not normally subject to building code requirements for structural support. In order to reduce the potential for distress due to potential settlement, the hardscape should be supported by compacted fill per our "Site Preparation and Earthwork" recommendations. Hardscape slabs reinforcement and control joints should be designed by the structural engineer or architect based on the design performance criteria.

5.15. Pavement

Prior to placing pavement structural section, the subgrade shall be prepared in accordance with the recommendations in "Site Preparation and Earthwork" section.

A flexible pavement section consisting of 3 inches of asphalt concrete over 4 inches of base material should be used. A flexible pavement section consisting of 4 inches of concrete over 6 inches of base material should be used for service lanes (truck and loading area), if applicable. The base material should be crushed aggregate base.

As an alternative, a rigid pavement section consisting of Portland Cement Concrete (PCC) can be used. The traffic loading is expected to be primarily light vehicles. Recommendations for the rigid concrete pavement design is provided herein on the following table.

Concrete Thickness	5 inches
90 Percent Compacted Subgrade	12 inches
Contraction Joint Spacing	10 ft.
Depth of Joint	1 inch
Compressive Strength of Concrete @ 28 days	3500 psi
Modulus of Rupture of Concrete @ 28 days	550 psi

Concrete slabs should be separated from other structures or fixed objects within or abutting the paved area by isolation joints. This serves to offset the effects of the differential horizontal and vertical movements of the structures which may fracture the concrete slab. When isolation joints are located where wheel and other loads are applied, the pavement edge at the joint should be thickened by 20 percent or two inches, whichever is greater.

A joint filler should be applied to any new isolated joints within the concrete slab. The joint filler should extend through the slab thickness and should be recessed below the pavement surface so that the joint can be sealed with joint sealant material. The types of joint filler materials recommended include bituminous mastic, bituminous impregnated cellulose or



cork, sponge rubber, or resin-bound cork. Joint filler materials should be installed in accordance with the recommendations of the manufacturer.

5.16. Drainage Protection

All pad and roof drainage should be collected and transferred to the street or an approved area in non-erosive drainage devices. Drainage should not be allowed to pond on the pad or against any foundation or retaining wall.

We recommend a minimum 5 percent slope away from the building foundations for a horizontal distance of 3 feet be established for any landscape areas immediately adjacent to the building foundations. In addition, we recommend a minimum 2 percent slope away from the building foundations be established for any impervious surfaces immediately adjacent to the building foundations for a minimum horizontal distance of 10 feet. Lastly, we recommend the installation of roof gutters and downspouts which deposit water into a buried drain system be installed instead of discharging surface water into planter areas adjacent to structures.

It is the responsibility of the contractor and ultimately the developer and/or property owner to insure that all drainage devices are installed and maintained in accordance with the approved plans, our recommendations, and the requirements of all applicable municipal agencies. This includes installation and maintenance of all subdrain outlets and surface drainage devices.

It is recommended that watering be limited or stop altogether during the rainy season when little irrigation is required. Over-saturation of the ground can cause major subsurface damage. Maintaining a proper drainage system will minimize the shrink/swell potential of sub-soils.

5.17. Pre-Construction Survey

We recommend that the client's representative prepare a pre-construction survey prior to site development. The pre-construction survey should document existing site conditions and performance of offsite structures (i.e. property line block walls and fences) prior to construction (where applicable). If adverse conditions are encountered during excavations, additional recommendations may be necessary.

6. SECTION 111 STATEMENT

It is the finding of this firm that the proposed structures will be safe and that they will not be affected by any hazard from landslide, liquefaction, lateral spreading, slope instability, flood hazard, tsunamis, seiches, settlement or slippage and the completed work will not adversely affect adjacent property, in compliance with the Los Angeles County code, provided that our recommendations are followed.



7. GENERAL INFORMATION

Accuracy of Provided Drawings

LK Geotechnical Engineering, Inc. (LKGE) investigation, analysis, findings and/or recommendations of a site, with respect to the proposed improvements, are often dependent on several factors or information provided to LKGE by the client and/or the client's representative(s). Provided information or Drawings may include topographic surveys, architectural drawings, engineering plans and/or grading plans. It is LKGE's assumption that the provided Drawings, to be utilized as part of our investigation, accurately depict topographic conditions, existing and/or proposed structures and grades, property lines, easements, etc. It should be understood that LKGE's use of the provided Drawings does not mean or confirm that the provided Drawings are accurate. If revisions are made to the site Drawings, these documents should be submitted to LKGE as soon as possible. Additional exploration, analysis and/or revised recommendations may be necessary depending upon our review of the revised Drawings, etc.

Environmentally Hazardous or Non-Hazardous Materials

It should be clearly understood that environmental geologic services are not within the scope of this study. Environmental geologic services may include the detection of hazardous or non-hazardous materials, wastes or substances existing on the site from research of available records, exploratory methods, sampling, laboratory analysis, etc. or the recommended treatment and/or disposal of these materials, wastes or substances. If hazardous or non-hazardous materials, wastes or substances are revealed by supplementary investigations or studies or are encountered during construction or grading operations, appropriate environmental investigation(s) and analysis may be required. In this case, mitigation and/or treatment of hazardous or non-hazardous materials, wastes or substances may be necessary. It should be understood that the property owner and potential future property owner(s) shall acknowledge and/or indemnify that LKGE has neither created or contributed to the creation or existence of any hazardous or non-hazardous materials, wastes or substances or otherwise dangerous conditions at the site. All site generated hazardous or non-hazardous materials, wastes or substances are the possession and responsibility of the property owner and potential future property owner(s).

Plan Review

This report is based on the development plans provided to our office. We recommend that the client's representative(s) provide a complete set of the construction, building and/or grading plans to our office for review and/or approval, prior to initiation of construction. Any change in the scope of the project, from that addressed herein, may require additional geotechnical services by LKGE. Formal plans should be reviewed and approved by LKGE, prior to initiation of construction. The appropriate government reviewing agency may require that the building and/or grading plans be signed by a licensed geotechnical engineer and/or a licensed engineering geologist, prior to initiation of construction. The plan review fees will be billed in accordance with our current fee schedule.

Government Reviewing Agency and Additional Geotechnical Services



This report is intended for submittal to the appropriate governmental authorities that control the issuance of necessary permits. The client or client's representative should submit the geotechnical reports to the appropriate government reviewing agency, unless specific arrangements are made with this office. It should be noted that the government reviewing agency has various fees for reviewing geotechnical reports, the fees for which are not included within our scope of work. If applicable, the report submittal fees will be billed in accordance with our current fee schedule. All geotechnical and/or engineering geologic aspects of the proposed development are subject to review and approval by the government reviewing agency. It should be understood that the government reviewing agency may approve or deny any portion of the proposed development, which may require additional geotechnical services by this office. Additional geotechnical services may include review responses, supplemental letters, plan review and signature, construction observations, meetings, etc. The fees for generating additional reports, letters, exploration, analysis, etc. will be billed on a time and material basis, per our previously approved work acknowledgment or a pre-determined, agreed fee.

Site Observations during Construction

The appropriate government reviewing agency or building department requires that the geotechnical consultant of record provide site observations during grading and construction. The purpose of the site inspections is to verify site geotechnical and/or engineering geologic conditions and conformance with the intentions of the recommendations addressed herein. Although certain geotechnical and/or engineering geologic observations may not be required by the building department, the more site inspections typically reduce the risk for future problems. It is the client's or the client's representative(s) responsibility to contact the appropriate building department or building official regarding approval for all required inspections. Following is a general list of inspections required by this firm.

- a) Pre-grade meetings
- b) Foundation excavations for all structures (residence, retaining walls, pools, etc.)
- c) Temporary excavations/shoring
- d) Bottom excavations for primary and/or secondary structural fills
- e) Keyway excavations
- f) Compaction testing for primary and secondary structural fills
- g) Compaction testing for retaining wall backfill and utility trenches
- h) Subdrains for retaining walls, swimming pools or ponds

It is recommended that all foundation excavations be approved by this firm prior to placing forms, steel reinforcement and/or concrete. Any fill which is placed at the site should be tested for compaction, especially if used for engineering purposes. All cut-slopes and temporary excavations should be observed by a representative of this firm. Should the observation reveal any unforeseen hazard, appropriate action will be recommended.

Representatives of LKGE will observe work in progress, perform tests on soil, and observe excavations and trenches. Excavation bottom observations should be requested before the placement of subdrains or compacted fill. The approved plans and permits should be on the job site and available for review by this office. The site inspections during construction will be billed on a time and material basis in accordance with our current fee schedule.



It is advised that the client contact LKGE at least 1 week in advance of commencing constructing and/or grading to allow for contractual agreements for geotechnical services during the construction phases of your project. Please advise this office at least 48 hours prior to any required verification or approval.

Construction Site Maintenance

It is the responsibility of the contractor to maintain a safe construction site and for the safe operation of all equipment. When excavations exist on the site, the areas should be secured by placing appropriate coverings, fencing, warning signs, etc. All excavations should be properly covered and secured. Excavation stock piles or spoil piles should either be removed from the site or be properly compacted, in accordance with recommendations presented herein. Fill temporarily stock-piled on the site should be placed in stable or approved areas and away from slopes, excavations or improvements. Earth materials generated from grading should not be disposed of along slopes or other unapproved locations. Workers should not be allowed to enter any un-shored excavations over 5-feet in depth, or depth specified herein. Water should not be allowed to saturate open footing trenches. Temporary erosion control measures and proper drainage control should be followed, especially during the rainy season.

It should be understood that the project contractor or others shall supervise and direct the work and they shall be solely responsible for all construction means, methods, techniques, sequences and procedures, and shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during the performance of the work.

Periodic or continuous observation by LKGE is not intended to include verification of dimensions or review of the adequacy of the contractor's safety measures in, on, or near the construction site.

Final As-built Reports

During or upon completion of the project or grading, the appropriate government reviewing agency or building department often requires interim or final as-built geotechnical reports prepared by this firm to document that foundations and/or fill placement were conducted per the recommendations addressed herein and/or the approved building and/or grading plans. Interim or final geotechnical reports are often required for placement of primary or secondary structural fill, retaining wall backfill, slope repairs, pile observations, etc. The interim or final geotechnical reports will be billed on a time and material basis, in accordance with our current fee schedule.

8. LIMITATIONS

This report has been compiled for the exclusive use of the addressee(s) of the report, and their authorized representatives. It shall not be transferred to, or used by, a third party, to another project or applied to any other project on this site, other than as described herein, without the written consent and/or thorough review by this firm.

This report and the exploration are subject to the following conditions. Please read this section carefully, it limits our liability.



This report is based on the development plans provided to our office. In the event that any significant changes (from those discussed herein) in the design and/or location of the proposed structure(s) are planned, the conclusions and recommendations contained in this report may not be considered valid unless the changes are reviewed by LKGE and the conclusions and recommendations are modified and/or approved by this firm after such review.

The conclusions and recommendations contained herein are based on the findings and observations made at the test pit, trench and/or boring locations. While no great variations in fill, soil and/or bedrock conditions are anticipated, if conditions are encountered during construction which appears to differ from those disclosed herein, this firm should be notified immediately, so as to consider the need for modifications or revised geotechnical recommendations. Compliance with the design concepts, specifications or recommendations during construction requires our review during construction which pertains to the specific recommendations contained herein.

The subsurface conditions, excavations, characteristics and geologic structure described herein and shown on the enclosed cross-section(s) have been projected from individual test pits, trenches and/or borings placed on the subject property. The subsurface conditions and excavation characteristics, and geologic structure shown should in no way be construed to reflect any variations which may occur between or away from these exploratory excavations. The projection of geologic data is based on available information and experience and should not be considered exact.

It should be noted that fluctuations in the level of the groundwater may occur at the site due to variations in rainfall, temperature, irrigation, water line leaks, sewage disposal and/or other factors not evident at the time of measurements reported herein. LKGE assumes no responsibility for groundwater variations which may occur across the site. High groundwater levels can be extremely hazardous and saturation of earth materials can cause subsidence, settlement and/or slippage at the site.

The intent of this report is to advise our client and/or client's representative(s) on soils and engineering geologic conditions at the site with respect to the proposed improvements. Implementation of the advice presented in the Recommendations Section of this report is intended to reduce the risk associated with the proposed project and should not be construed to imply total performance of the project. It should be understood that geotechnical consulting and the contents of this report are not perfect. Any errors or omissions noted by any party reviewing this report, and/or any other geotechnical aspect of this project, should be reported to this firm as soon as possible.

Geotechnical engineering is characterized by uncertainty or is described as an inexact science or art. The conclusions and recommendations presented herein are partly based on; 1) the evaluation of technical data gathered by this firm, 2) standard of practice, 3) experience, and, 4) professional judgment. The conclusions and recommendations presented herein should be considered advice. Other geotechnical consultants could arrive at different conclusions and recommendations. This report has been prepared in accordance with generally accepted practice. No warranties, either expressed or implied, are made as to the professional advice provided under the terms of the agreement and included in this report.

It should be understood that LKGE's services are limited to the disciplines of soils engineering and/or engineering geology. While LKGE may refer various professionals or outside services,



working in associated disciplines, to their client's or client's representatives, LKGE is not responsible for the performance of work by third parties, which may include, but are not limited to, surveyors, civil or structural engineers, architects, contractors, etc. It should be clearly understood that LKGE is not a licensed surveyor, architect, civil or structural engineer or contractor. LKGE's periodic or continuous inspection(s) of geotechnical work on an LKGE project shall not relieve third party professionals of their responsibility to perform their work in accordance with the applicable and/or approved geotechnical reports, plans, specifications, safety requirements, etc. It should be understood that LKGE's periodic or continuous inspection(s) of geotechnical work on an LKGE project does not imply that LKGE is observing, verifying and/or approving all site work. LKGE will only make site inspections, per our approved work authorization agreement(s) and/or related to the appropriate geotechnical field services provided by LKGE and will not relieve others of their professional responsibilities.

Should the project be delayed beyond the period of one year after the date of this report, the site should be observed and the report reviewed to consider possible changed conditions.

This report is issued with the understanding that it is the responsibility of the owner, or his representative, to assure that the information and recommendations contained herein are called to the attention of the designers and builders for the project.



9. REFERENCES

- California Division of Mines and Geology, 1998, Seismic Hazard Zone Report for the El Monte 7.5 Minute Quadrangles, Los Angeles County, California, SHZ Report 024, 45 pp.
- California Geological Survey, 2008, Guidelines for Evaluating and Mitigating Seismic Hazards in California, Special Publication 117A, 108 pp.
- California Geological Survey, 1999, Seismic Hazard Zones, El Monte Quadrangle, California, Scale 1"=2,000', Released March 25.
- Dibblee, T.W. and Ehrenspeck, H.E., 1999, Geologic Map of the El Monte and Baldwin Park Quadrangle, Dibblee Geological Foundation Map #DF-69, Scale 1"=2,000'.
- State of California, California Geological Survey, 2007, Fault-Rupture Hazard Zones in California, Alquist-Priolo Earthquake Fault Zoning Act with Index to Earthquake Fault Zones Maps, Special Publication 42, Interim Revision 2007, 48 p.
- Southern California Earthquake Center, 1999, Recommended Procedures For Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Liquefaction in California, 70 pages.
- Southern California Earthquake Center, 2002, Recommended Procedures for Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Landslide Hazards in California, 132 pages.



PLATES

TOPOGRAPHY SURVEY
PRELIMINARY

B-3
0'-10'-Qae

B-5
0'-10'-Qae

B-4
0-2'-Af
2'-15'-Qae

B-1
0-15'-Af
15'-61'-Qae

B-2
0-16'-Af
16'-31.5'-Qae

- LEGEND:
- AC = ASPHALT
 - CA = CROSSARM
 - CH = CRAWL HOLE
 - CT = CITRUS TREE
 - CLF = CHAIN LINK FENCE
 - CLS = TREE CLUSTER
 - CO = CLEANOUT
 - CONC = CONCRETE
 - CYP = CYPRESS TREE
 - DO = DRAIN OUTLET
 - EUC = EUCALYPTUS TREE
 - GB = GRADE BREAK
 - GM = GAS METER
 - GP = GUARD POST
 - GVLT = GAS VAULT
 - GW = GUY WIRE
 - HYD = FIRE HYDRANT
 - ICB = IRRIGATION CONTROL BOX
 - LP = LIGHT POLE
 - P = MARKED PARKING SPACE
 - PLM = PALM TREE
 - PLTR = PLANTER
 - PM = POWER METER
 - PP = POWER POLE
 - PST = SUPPORT POST
 - RET = RETAINING
 - RTB = WOOD RETAINING BOARDS
 - SCO = SEWER CLEANOUT
 - SL = STREET LIGHT
 - SN = SIGN
 - TFR = TRANSFORMER
 - TR = TREE
 - UGS = UNDERGROUND SERVICE
 - UP = UTILITY POLE
 - WH = WATER HEATER
 - WI = WROUGHT IRON
 - WM = WATER METER
 - WV = WATER VALVE
- R/W = RIGHT OF WAY
C =

EXPLANATION

- Af Artificial Fill
- Qae Older Alluvium
- B-1 Boring Location (LKGE, 7-23-20)
- Approximate Limits of Artificial Fill
- Approximate Geologic Contact
- Line of Geologic Cross Section



LK Geotechnical Engineering, Inc.
10120 National Boulevard, Los Angeles, CA 90034
Tel: 310-866-8977; Fax: 310-204-2459

GEOTECHNICAL MAP
116-136 N. Poplar Avenue
Montebello, California

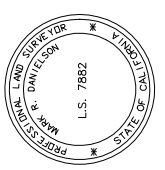
LKGE:
20-0707

Scale:
1"=20'

Date:
Aug., 2020

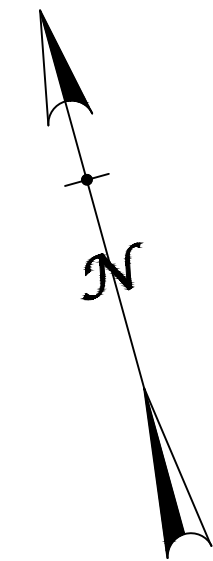
Plate:
1

Danielson Surveying
Mark R. Danielson, PLS 7882



Plan Prepared For:
Legal Description:
Tract No. XXXXX,
M.B. XXXX, Pgs. XX-YY

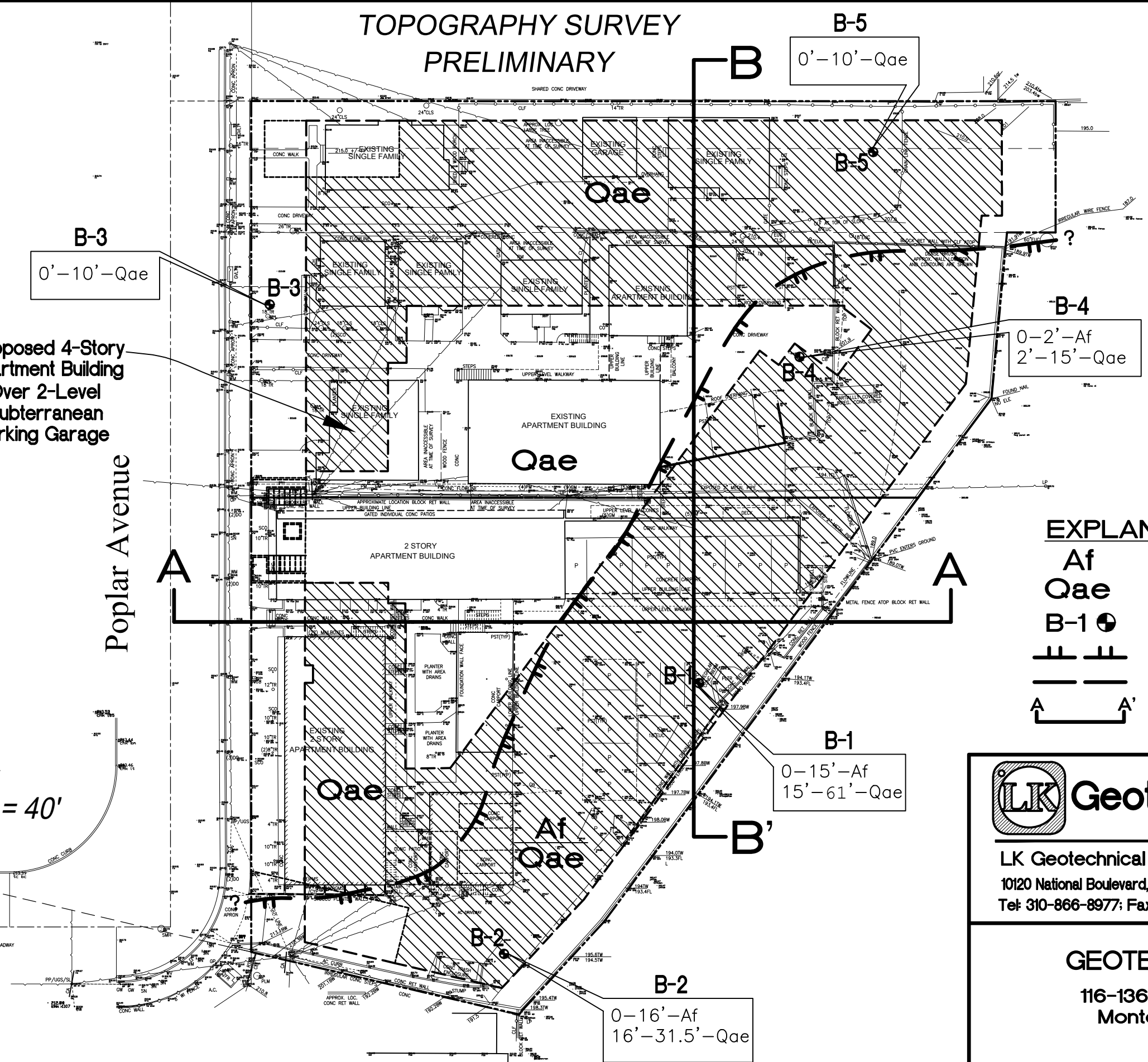
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Area:
X,XXX Sq. Ft., XXX Acres
Date Of Survey:
Month XX, XXXX
Job No. 0000-0000
Sheet X of X

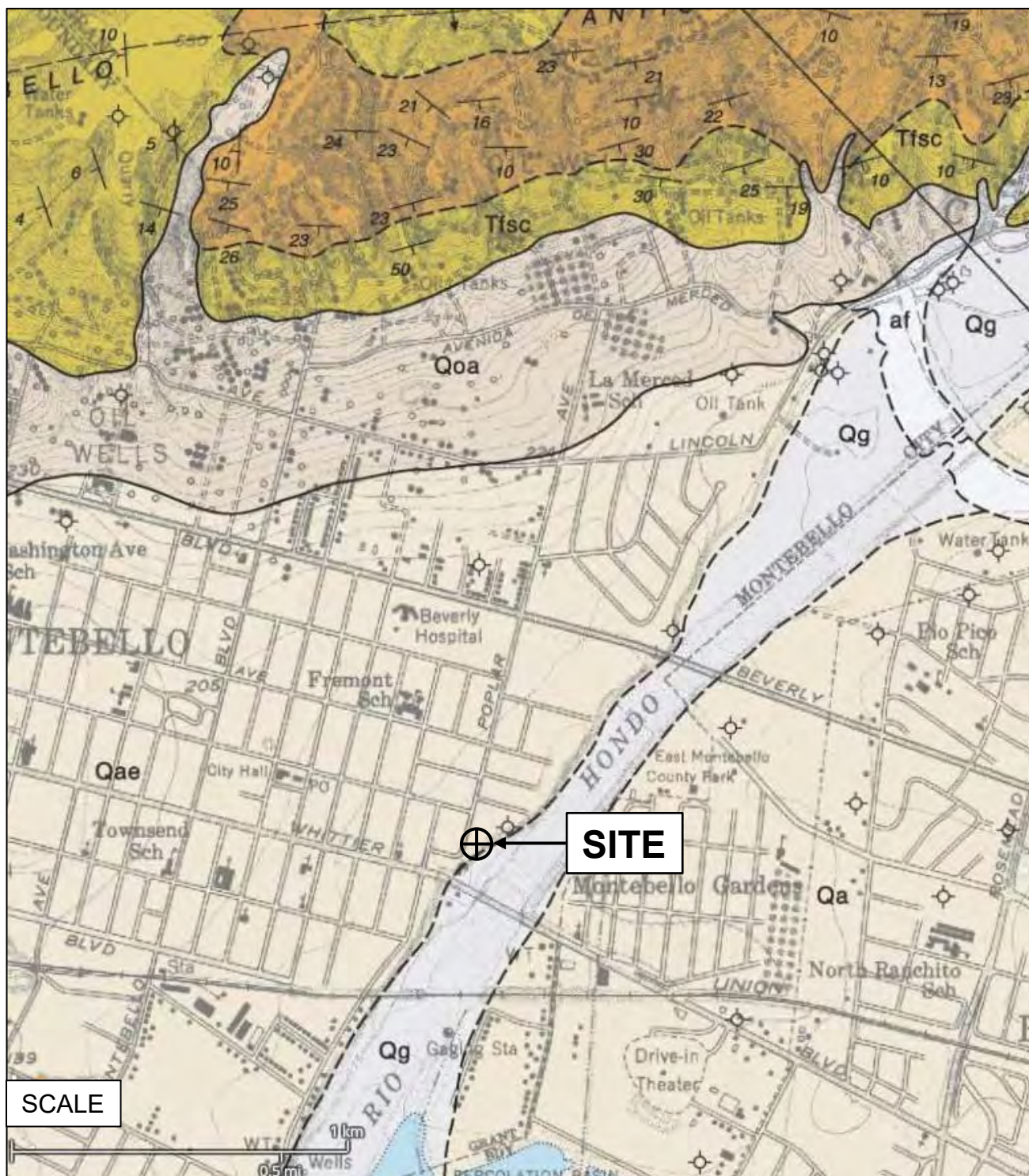


Scale: 1" = 40'

Poplar Avenue

Proposed 4-Story
Apartment Building
Over 2-Level
Subterranean
Parking Garage





Reference: Dibblee, 1999, Geologic Map of the El Monte and Baldwin Park Quadrangle.



Geotechnical

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Tel: 310.866.8977; Fax: 310.204.2459

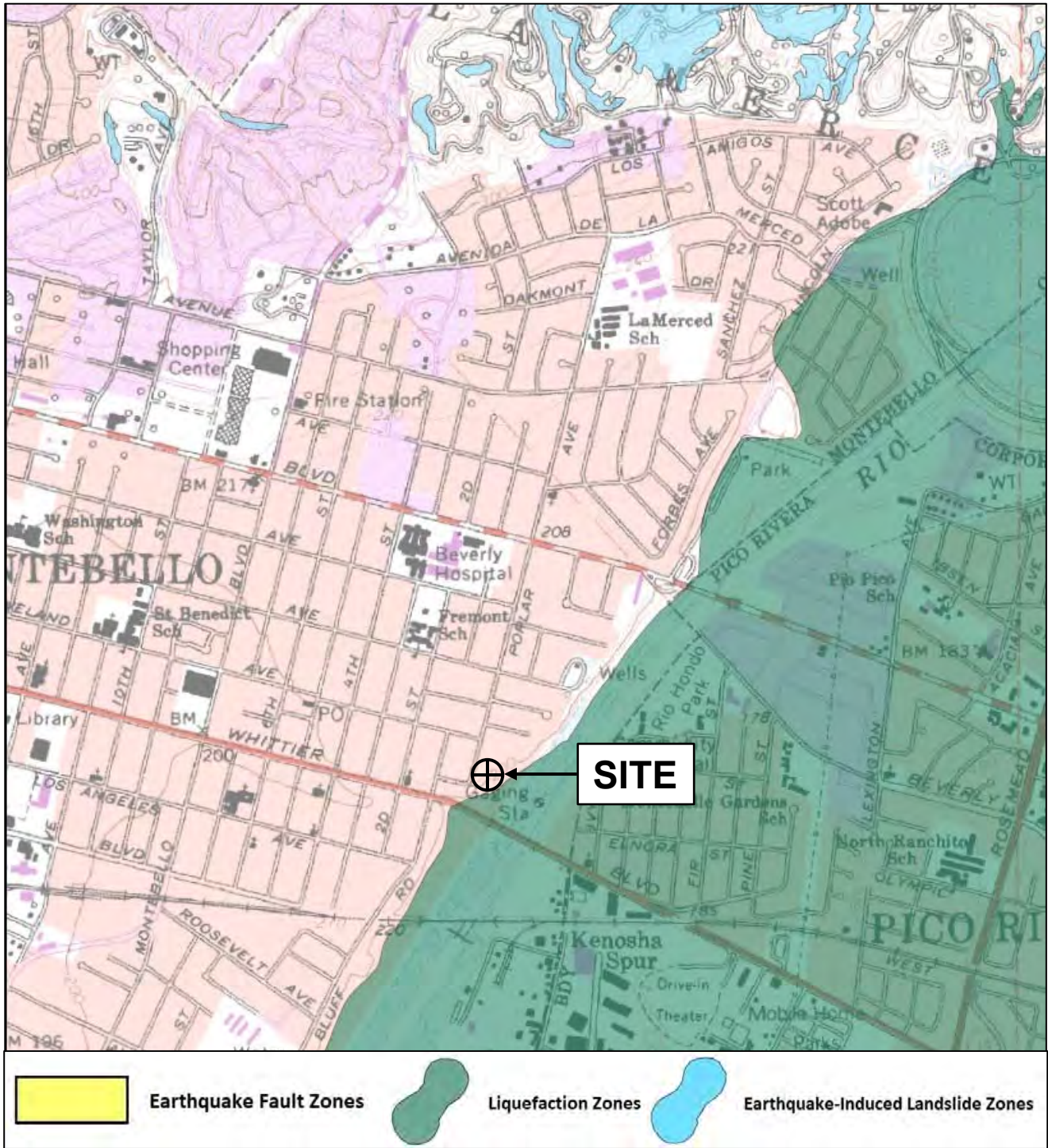
Regional Geologic Map

116, 128, 136 N. Poplar Avenue
Montebello, California

August 2020

Project 20-0707

Plate 2



Reference: CGS, 1999, Seismic Hazard Zones of the El Monte Quadrangle.
 CGS, 2017, Earthquake Fault Zones of the El Monte Quadrangle.



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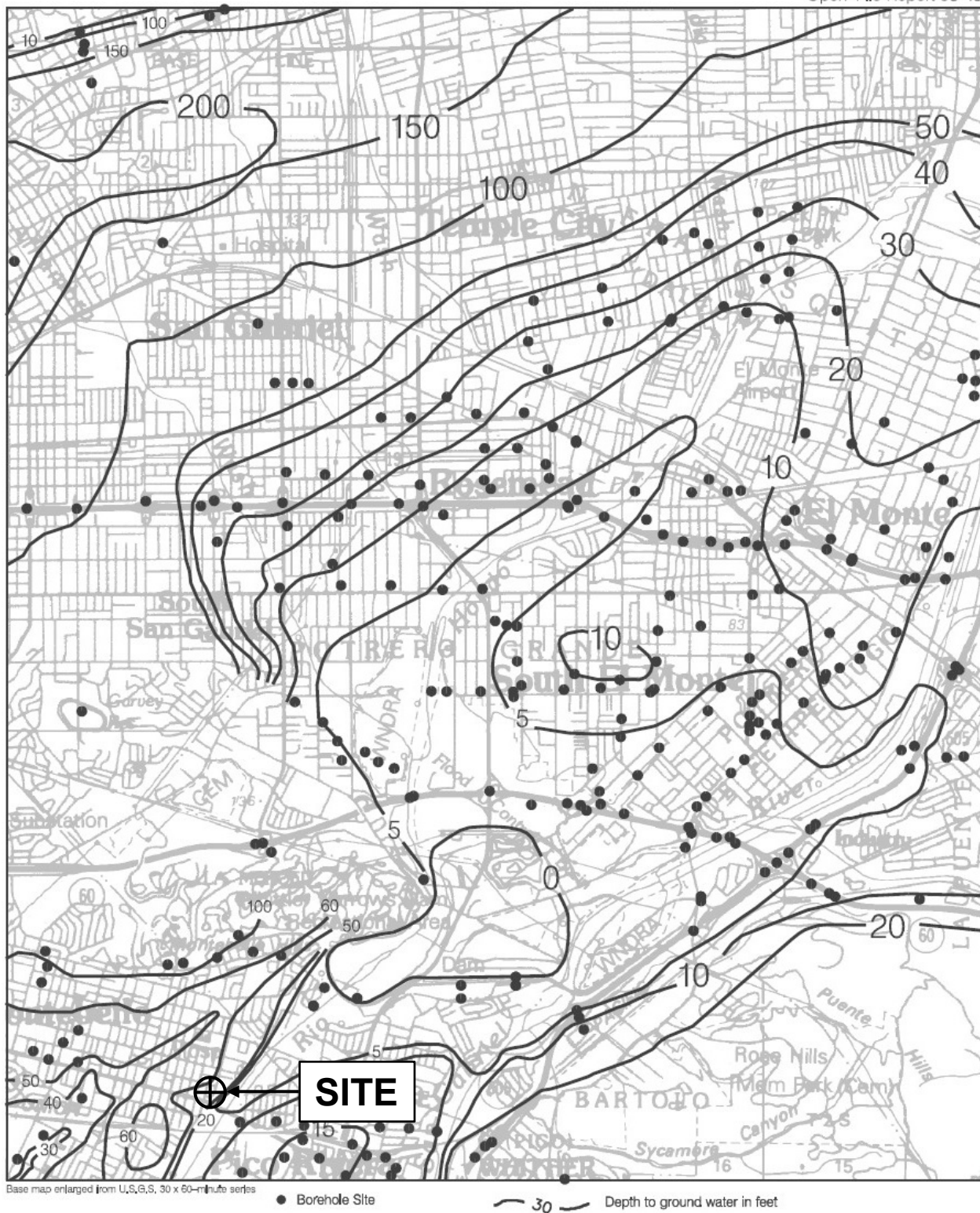
Seismic Hazard Zones Map

116, 128, 136 N. Poplar Avenue
 Montebello, California

August 2020

Project 20-0707

Plate 3



Reference: CGS ,1998, Seismic Hazard Zone Report for the El Monte 7.5-Minute Quadrangle.



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Historically Highest Groundwater Map

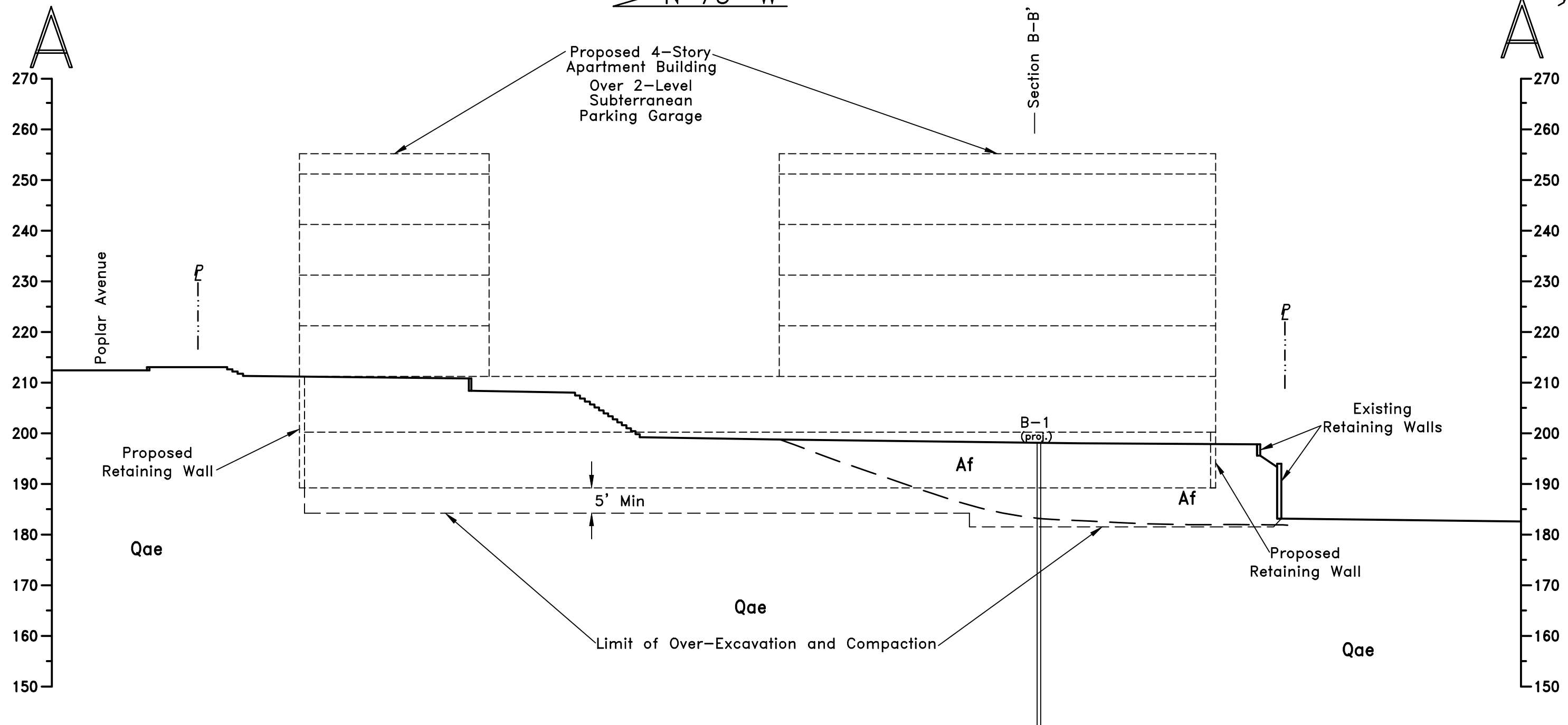
116, 128, 136 N. Poplar Avenue
Montebello, California

August 2020

Project 20-0707

Plate 3

N 75° W



SCALE: 1"=20'

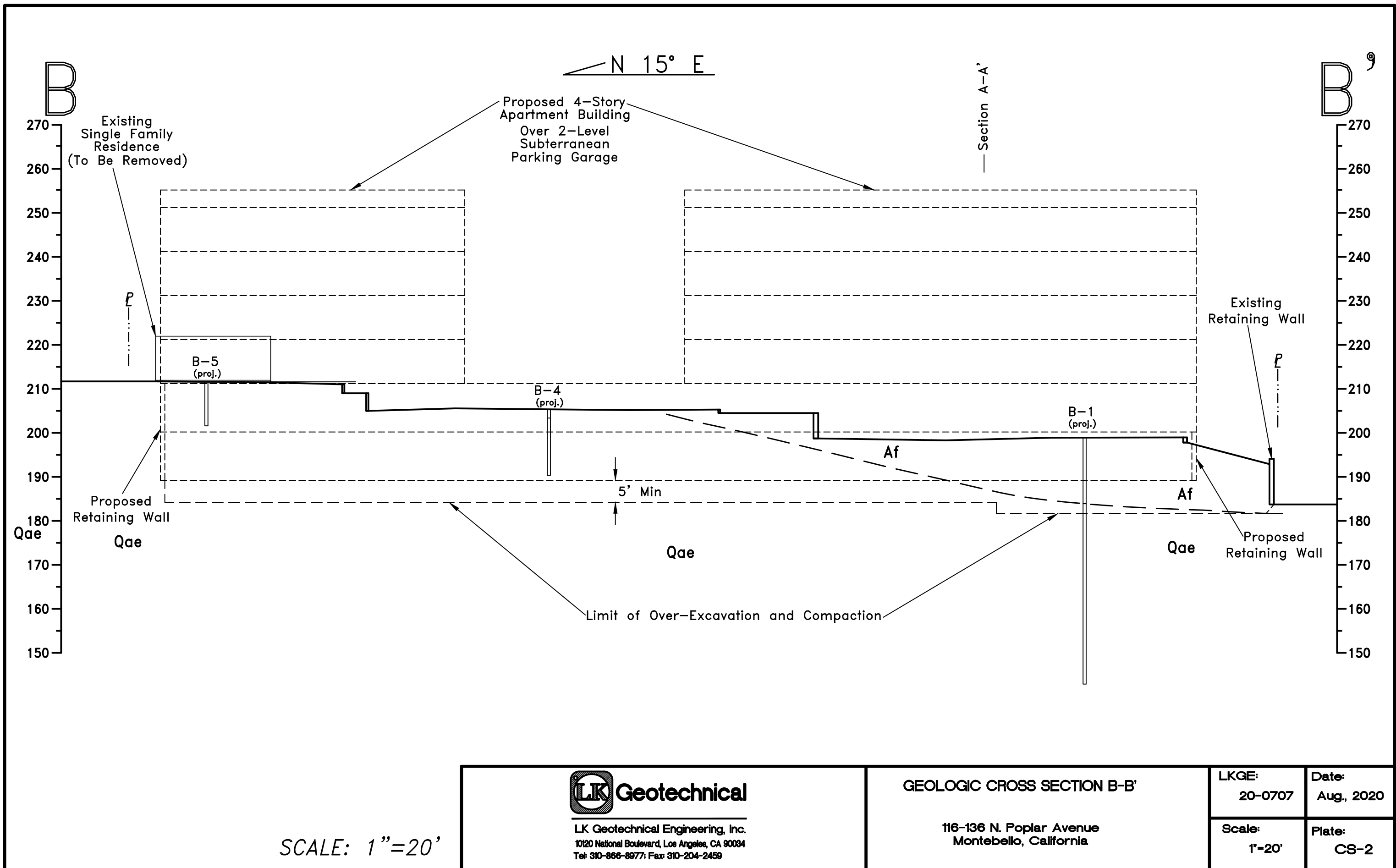


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GEOLOGIC CROSS SECTION A-A'

116-136 N. Poplar Avenue
Montebello, California

LKGE: 20-0707	Date: Aug., 2020
Scale: 1"=20'	Plate: CS-1





Appendix A Field Exploration

We performed a field exploration consisting of logging of five (5) exploratory soil borings on July 23, 2020. The exploration was performed using an 8-inch diameter hollow-stem auger drill rig and hand tools. The borings were advanced to a maximum depth of approximately 61 feet below existing grade. The approximate locations of our geotechnical exploration borings are shown on Plate 1.

The Boring Log is presented on Plates A-1 through A-5. The Boring Logs describe the earth materials encountered, samples obtained, and show the field and laboratory tests performed. The borings were logged by an engineer or geologist using the Unified Soil Classification System. Drive and bulk samples of representative earth materials were obtained from the borings and delivered to the geotechnical laboratory for testing.

A California modified sampler was used to obtain drive samples of the soil encountered. This sampler consists of a 3-inch outside diameter (O.D.), 2.4-inch inside diameter (I.D.) split barrel shaft that was driven a total of 6-inches into the soil at the bottom of the boring. The soil was retained in brass rings for laboratory testing. Additional soil from each drive remaining in the cutting shoe was usually discarded after visually classifying the soil.

In addition, a Standard Penetration Test (SPT) sampler was used to obtain drive samples of soil encountered. SPT sampler consists of a 2-inch O.D., 1.4-inch I.D. split barrel shaft that is advanced into the soil at the bottom of the drilled hole a total of 18 inches. Soil samples obtained by the SPT were retained in plastic bags.

Upon completion of the geologic and geotechnical logging, the borings were backfilled with soil from the cuttings.



PROJECT ADDRESS 116 - 136 N. Poplar Avenue Monetebello, CA						PROJECT NO. 20-0707		HOLE ID B-1		
SURFACE ELEVATIOIN (ft) 199+/-						DRILLING METHOD Hollow Stem Auguer		DATE DRILLED 7/23/2020		
						BOREHOLE DIAMETER 8 inches		DRILLER Charles Soil Sampling		
GROUNDWATER DEPTH (ft) Not Encountered						HAMMER TYPE & EFFICIENCY Automatic Trip / Eri = 81%		LOGGED BY SL		
DEPTH (ft)	SAMPLE	BLOWS PER 6"	MOISTURE (%)	DRY UNIT WT (pcf)	USCS	DESCRIPTION				LAB TEST
Surface: 2" AC over 18"AB /concrete debris										
0					CL/SM	<u>Artificial Fill (Af)</u> Sandy CLAY to Silty SAND; red brown; loose to medium dense; damp				CR
5		15 19	10.2	115.5	CL	Sandy CLAY; red to dark brown; stiff; damp				
10		25 45	10.6	122.8	SC	Clayey SAND; red to dark brown; stiff; damp; few glass/asphalt debris				
15		13 14	6.4	98.9	CL	<u>Older Alluvium (Qae)</u> Sandy CLAY; orange brown; stiff; dry				
20		5 6 7			CL/SC	Sandy CLAY to Clayey SAND; orange brown; medium stiff; dry				
25		10 14			SC	No recovery				
LEGEND						ACRONYM : FC: fine content; PA: particle size analysis; DS: direct shear; C: consolidation; PI: Atterberg limits; EI: expansive index; CR: corrosivity; CP: compaction curve; R: R-value				
Bulk Sample						NOTES :				
Cal. Mod. Sample						* Borehole was backfilled with soil cuttings and patched with asphalt at surface.				
SPT Sample										
Groundwater Level										



PROJECT ADDRESS 116 - 136 N. Poplar Avenue Monetebello, CA		PROJECT NO. 20-0707		HOLE ID B-1			
		DRILLING METHOD Hollow Stem Auguer		DATE DRILLED 7/23/2020			
SURFACE ELEVATION (ft) 199+/-		BOREHOLE DIAMETER 8 inches		DRILLER Charles Soil Sampling			
GROUNDWATER DEPTH (ft) Not Encountered		HAMMER TYPE & EFFICIENCY Automatic Trip / Eri = 81%		LOGGED BY SL			
DEPTH (ft)	SAMPLE	BLOWS PER 6" 6" 9" 12"	MOISTURE (%)	DRY UNIT WT (pcf)	USCS	DESCRIPTION	LAB TEST
Continued...							
30		6 9 12			SM	Silty SAND; light brown; medium dense; dry	FC (14.3%)
35		8 10 14			ML	Sandy SILT; light brown; stiff; dry; few CLAY	FC (67.4%)
40		18 23 28			ML	Sandy SILT; light brown; very stiff; dry; few CLAY	
45		11 15 18			ML	Sandy SILT; light brown; stiff; dry; few CLAY	FC (59.1%)
50		50/5"			SM/GM	Silty SAND with GRAVEL; light brown; dense; dry	
55		18 50/6"			SM/GM	Silty SAND with GRAVEL; light brown; dense; dry	
LEGEND Bulk Sample Cal. Mod. Sample SPT Sample Groundwater Level						ACRONYM : FC: fine content; PA: particle size analysis; DS: direct shear; C: consolidation; PI: Atterberg limits; EI: expansive index; CR: corrosivity; CP: compaction curve; R: R-value NOTES : * Borehole was backfilled with soil cuttings and patched with asphalt at surface.	



PROJECT ADDRESS 116 - 136 N. Poplar Avenue Monterebello, CA						PROJECT NO. 20-0707		HOLE ID B-1	
						DRILLING METHOD Hollow Stem Auguer		DATE DRILLED 7/23/2020	
SURFACE ELEVATION (ft) 200+/-						BOREHOLE DIAMETER 8 inches		DRILLER Charlies Soil Sampling	
GROUNDWATER DEPTH (ft) Not Encountered						HAMMER TYPE & EFFICIENCY Automatic Trip / Eri = 81%		LOGGED BY SL	
DEPTH (ft)	SAMPLE	BLOWS PER 6"	MOISTURE (%)	DRY UNIT WT (pcf)	USCS	DESCRIPTION			LAB TEST
Continued...									
55									
60		25 50/5"			SM/GM	Silty SAND with GRAVEL; light brown; dense; dry			
						Total Depth = 61 feet			
65									
70									
75									
80									
LEGEND  Bulk Sample  Cal. Mod. Sample  SPT Sample  Groundwater Level						ACRONYM : FC: fine content; PA: particle size analysis; DS: direct shear; C: consolidation; PI: Atterberg limits; EI: expansive index; CR: corrosivity; CP: compaction curve; R: R-value NOTES : * Borehole was backfilled with soil cuttings and patched with asphalt at surface.			



PROJECT ADDRESS 116 - 136 N. Poplar Avenue Monetebello, CA						PROJECT NO. 20-0707		HOLE ID B-2	
						DRILLING METHOD Hollow Stem Auger		DATE DRILLED 7/23/2020	
SURFACE ELEVATION (ft) 200+/-						BOREHOLE DIAMETER 8 inches		DRILLER Charles Soil Sampling	
GROUNDWATER DEPTH (ft) Not Encountered						HAMMER TYPE & EFFICIENCY Automatic Trip / Eri = 81%		LOGGED BY SL	
DEPTH (ft)	SAMPLE	BLOWS PER 6"	MOISTURE (%)	DRY UNIT WT (pcf)	USCS	DESCRIPTION			LAB TEST
Surface: 5" AC / no base									
0					SM	Artificial Fill (Af) Silty SAND; red brown; loose to medium dense; damp			C
5		5 6	12.7	115.1	SM	Silty SAND; red brown; loose to medium dense; damp			
10		7 8	11.5	104.8	SM	Silty SAND; red brown; loose to medium dense; damp; few CLAY			
15		1 1 2			SC/CL	Clayey SAND to Sandy CLAY; red brown; loose; moist			
20		4 7	9.7	108.8	CL/SC	Older Alluvium (Qae) Sandy CLAY; brown; medium stiff; damp			C
25		4 4 6			CL	Sandy CLAY; orange brown; medium stiff; damp			
LEGEND Bulk Sample Cal. Mod. Sample SPT Sample Groundwater Level						ACRONYM : FC: fine content; PA: particle size analysis; DS: direct shear; C: consolidation; PI: Atterberg limits; EI: expansive index; CR: corrosivity; CP: compaction curve; R: R-value NOTES : * Borehole was backfilled with soil cuttings and patched with asphalt at surface.			



PROJECT ADDRESS 116 - 136 N. Poplar Avenue Monterey, CA						PROJECT NO. 20-0707		HOLE ID B-2	
						DRILLING METHOD Hollow Stem Auger		DATE DRILLED 7/23/2020	
SURFACE ELEVATION (ft) 200+/-						BOREHOLE DIAMETER 8 inches		DRILLER Charles Soil Sampling	
GROUNDWATER DEPTH (ft) Not Encountered						HAMMER TYPE & EFFICIENCY Automatic Trip / Eri = 81%		LOGGED BY SL	
DEPTH (ft)	SAMPLE	BLOWS PER 6"	MOISTURE (%)	DRY UNIT WT (pcf)	USCS	DESCRIPTION			LAB TEST
Continued...									
25									
30		16 25	14.3	96.1	SM	Silty SAND; brown; dense; damp; fine SAND			DS
35						Total Depth = 31 feet			
40									
45									
50									
LEGEND  Bulk Sample  Cal. Mod. Sample  SPT Sample  Groundwater Level						ACRONYM : FC: fine content; PA: particle size analysis; DS: direct shear; C: consolidation; PI: Atterberg limits; EI: expansive index; CR: corrosivity; CP: compaction curve; R: R-value NOTES : * Borehole was backfilled with soil cuttings and patched with asphalt at surface.			



PROJECT ADDRESS 116 - 136 N. Poplar Avenue Monetebello, CA						PROJECT NO. 20-0707		HOLE ID B-3	
						DRILLING METHOD Hand Tools		DATE DRILLED 7/23/2020	
SURFACE ELEVATION (ft) 213+/-						BOREHOLE DIAMETER 5 inches		DRILLER JG	
GROUNDWATER DEPTH (ft) Not Encountered						HAMMER TYPE & EFFICIENCY N/A		LOGGED BY SL	
DEPTH (ft)	SAMPLE	BLOWS PER 6"	MOISTURE (%)	DRY UNIT WT (pcf)	USCS	DESCRIPTION			LAB TEST
Surface: grass lawn									
0						Older Alluvium (Qae)			
			8.9	105.1		Sandy CLAY; brown to orange brown; stiff; dry			
5			8.9	108.8		Sandy CLAY; brown to orange brown; stiff; dry			DS
10						Total Depth = 10 feet			
15									
20									
25									
LEGEND Bulk Sample Cal. Mod. Sample SPT Sample Groundwater Level						ACRONYM : FC: fine content; PA: particle size analysis; DS: direct shear; C: consolidation; PI: Atterberg limits; EI: expansive index; CR: corrosivity; CP: compaction curve; R: R-value NOTES : * Borehole was backfilled with soil cuttings			



PROJECT ADDRESS 116 - 136 N. Poplar Avenue Monetebello, CA						PROJECT NO. 20-0707		HOLE ID B-4	
						DRILLING METHOD Hand Tools		DATE DRILLED 7/23/2020	
SURFACE ELEVATION (ft) 204+/-						BOREHOLE DIAMETER 5 inches		DRILLER JG	
GROUNDWATER DEPTH (ft) Not Encountered						HAMMER TYPE & EFFICIENCY N/A		LOGGED BY SL	
DEPTH (ft)	SAMPLE	BLOWS PER 6"	MOISTURE (%)	DRY UNIT WT (pcf)	USCS	DESCRIPTION			LAB TEST
Surface: 3" concrete pavement									
0						<u>Artificial Fill (Af)</u> Sandy CLAY; brown; stiff; dry			C
5			10.7	123.2	CL/SC	<u>Older Alluvium (Qae)</u> Sandy CLAY to Clayey SAND; orange brown; stiff; dry			
10			7.7	124.8	CL/SM	Sandy CLAY to Silty SAND; brown; stiff; dry			
15						Total Depth = 15 feet			
20									
25									
LEGEND Bulk Sample Cal. Mod. Sample SPT Sample Groundwater Level						ACRONYM : FC: fine content; PA: particle size analysis; DS: direct shear; C: consolidation; PI: Atterberg limits; EI: expansive index; CR: corrosivity; CP: compaction curve; R: R-value NOTES : * Borehole was backfilled with soil cuttings			



PROJECT ADDRESS 116 - 136 N. Poplar Avenue Monetebello, CA						PROJECT NO. 20-0707		HOLE ID B-5	
						DRILLING METHOD Hand Tools		DATE DRILLED 7/23/2020	
SURFACE ELEVATION (ft) 210+/-						BOREHOLE DIAMETER 5 inches		DRILLER JG	
GROUNDWATER DEPTH (ft) Not Encountered						HAMMER TYPE & EFFICIENCY N/A		LOGGED BY SL	
DEPTH (ft)	SAMPLE	BLOWS PER 6"	MOISTURE (%)	DRY UNIT WT (pcf)	USCS	DESCRIPTION			LAB TEST
Surface: grass lawn									
0						Older Alluvium (Qae) Sandy CLAY; orange brown; stiff; dry; upper 1 ft disturbed			
5			7.8	107.9		Sandy CLAY; brown to orange brown; stiff; dry			
10						Total Depth = 10 feet			
15									
20									
25									
LEGEND Bulk Sample Cal. Mod. Sample SPT Sample Groundwater Level						ACRONYM : FC: fine content; PA: particle size analysis; DS: direct shear; C: consolidation; PI: Atterberg limits; EI: expansive index; CR: corrosivity; CP: compaction curve; R: R-value NOTES : * Borehole was backfilled with soil cuttings			



Appendix B Laboratory Testing

Representative soil samples collected from our field exploration were delivered to the EGL, Inc. of Arcadia, California for testing, and to evaluate relevant engineering properties. Based on our review of the laboratory data, LKGE concurs with and accept the laboratory testing results performed by EGL, Inc.

Laboratory Moisture Content and Density Tests

The moisture content and dry densities of selected driven samples obtained from the exploratory borings were evaluated in general accordance with the latest version of ASTM D 2937. The results are shown on the attached EGL report.

Sieve Analysis – Passing #200 Sieve

Soil fine content analysis utilizing #200 sieves was performed on representative soil sample(s) per the ASTM C136/C117 Method. The test results are presented in the attached EGL report.

Direct Shear Test

Direct shear testing was conducted on representative soil samples to determine their shear strength in accordance with the ASTM D3080. The sample was saturated under normal load before testing. For each test, three samples were placed, one at a time, into the test apparatus and subjected to a range of normal loads appropriate for the anticipated conditions. The samples were then sheared at a constant shear rate of 0.01-inches per minute. Shear deformation was recorded until a maximum of about 0.3 inches of horizontal displacement was achieved. Ultimate shear strengths for each sample were selected from the shear stress-displacement data. Based on the test data, the stress generally becomes constant beyond 0.2 inch of displacement and it is our opinion that the samples were sheared to its ultimate strength status. The shear strength parameters are presented in the following table and on the attached EGL report.

Sample Location	Depth (ft.)	Soil Type	Soil Description	Ultimate Strength Parameters	
				Cohesion (psf)	Friction Angle (degrees)
B-2	30	Qae	Silty SAND	156	30
B-3	6	Qae	Sandy CLAY	195	28

Consolidation Test

Consolidation testing was performed on representative soil samples under consolidated drained conditions per the ASTM D2435 Method. Axial loads were carried to a maximum of 8,000 psf. To hasten consolidation, investigate the collapsibility potential and similar possible adverse field conditions, water was added to an axial load of 2,000 psf. Compressibility of the soils within the zone of significant stress was investigated and the results are provided on the attached EGL report. The collapse/swell potential is tabulated below:



Sample Location	Depth (ft.)	Soil Type	Soil Description	Percent of Collapse (-)/ Swell (+)	Collapse Index
B-2	5	Af	Lean CLAY	-0.2	Slightly
B-2	20	Qae	Lean CLAY/Clayey SAND	-0.2	Slightly
B-4	10	Qae	Lean CLAY/Clayey SAND	-0.1	None

Corrosivity Tests

Soil pH and resistivity tests were performed on a representative soil sample in general accordance with the latest version of California Test Method 643. The chloride content of the selected sample was evaluated in general accordance with the latest version of California Test Method 422. The sulfate content of the selected samples was evaluated in general accordance with the latest version of California Test Method 417. The test results are presented in the attached EGL report.

EGLAB, INC.,

11819 Goldring Road, Unit D, Arcadia, CA 91006

Ph: 626-263-3588; Fax: 626-263-3599; Email: ryan@eglab.com

August 17, 2020

LK Geotechnical Engineering, Inc.

10120 National Boulevard

Los Angeles, California 90034

Attn: Mr. Sean Lin

RE: LABORATORY TEST RESULTS/REPORT

Project Name: 116 Poplar Avenue, Montebello

Project No: 20-0707

EGL Job No. 20-122-035

Dear Mr. Lin:

We have completed the testing program conducted on samples from the above project. The tests were performed in accordance with testing procedures as follows:

TEST	METHOD
Moisture & Dry Density	ASTM D2937
Consolidation	ASTM D2435
Direct Shear	ASTM D3080
Corrosion	CT-417,422,643
% Passing #200 Sieve	ASTM D1140

Enclosed is the Summary of Test Results.

We appreciate the opportunity to provide testing services to LK Geotechnical Engineering, Inc. Should you have any questions, please call the undersigned.

Sincerely yours,

EGLAB, Inc.



Ryan Jones, GE
Principal Engineer



SUMMARY OF LABORATORY TEST RESULTS

PROJECT NAME: 116 Poplar Avenue, Montebello

EGLAB JOB NO.: 20-122-035

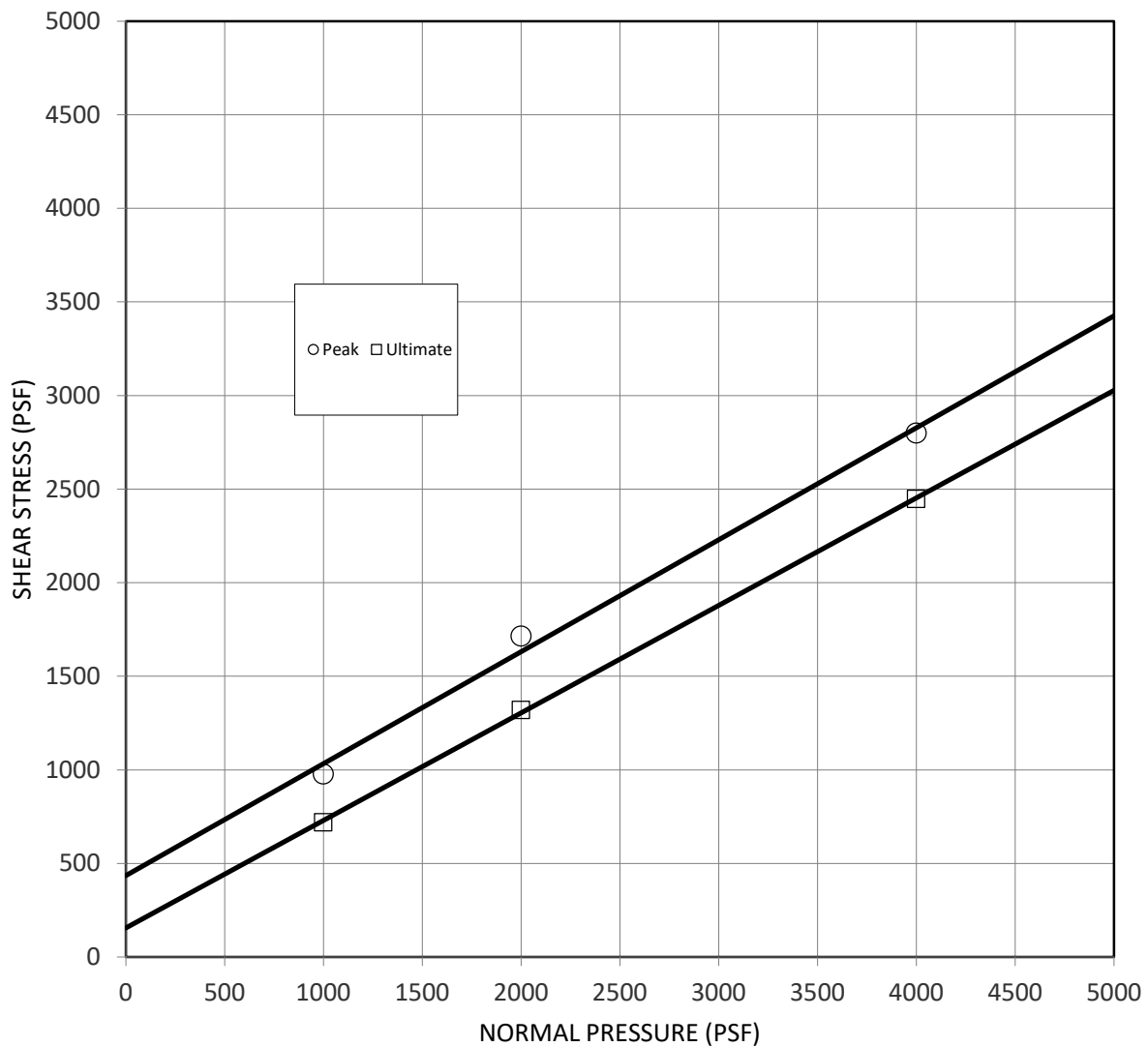
PROJECT NO.: 20-0707

CLIENT: LK Geotechnical

DATE: 8/4/2020

SUMMARIZED BY: JT

BORING NO.	SAMPLE NO.	DEPTH (ft)	MOISTURE CONTENT ASTM D2216 (%)	DRY DENSITY ASTM D2937 (PCF)	%PASSING #200 ASTM D1140 (%)
B-1	N/A	5.0	10.2	115.5	
B-1	N/A	10.0	10.6	122.8	
B-1	N/A	15.0	6.4	98.9	
B-1	N/A	30.0			14.3
B-1	N/A	35.0			67.4
B-1	N/A	45.0			59.1
B-2	N/A	5.0	12.7	115.1	
B-2	N/A	10.0	11.5	104.8	
B-2	N/A	20.0	9.7	108.8	
B-2	N/A	30.0	14.3	96.1	
B-3	N/A	3.0	8.9	105.1	
B-3	N/A	6.0	8.9	108.8	
B-3	N/A	10.0	11.3	100.5	
B-4	N/A	5.0	10.7	123.2	
B-4	N/A	10.0	7.7	124.8	
B-5	N/A	5.0	7.8	107.9	



Boring No.	Sample No.	Depth (ft)	Sample Type	Soil Type	Symbol	Cohesion (PSF)	Friction Angle
B-2	N/A	30.0	Ring	SM	○	436	31
					□	156	30

Normal Stress (psf)	Initial Moisture (%)	Final Moisture (%)	γ_d (pcf)	S (%)
1000	14.3	27.1	94.3	93
2000	14.3	26.8	94.8	93
4000	14.3	25.4	96.6	92

EGLAB, INC.

Project Name:

116 Poplar Avenue, Montebello

Client: LK Geotechnical

Project No.: 20-0707

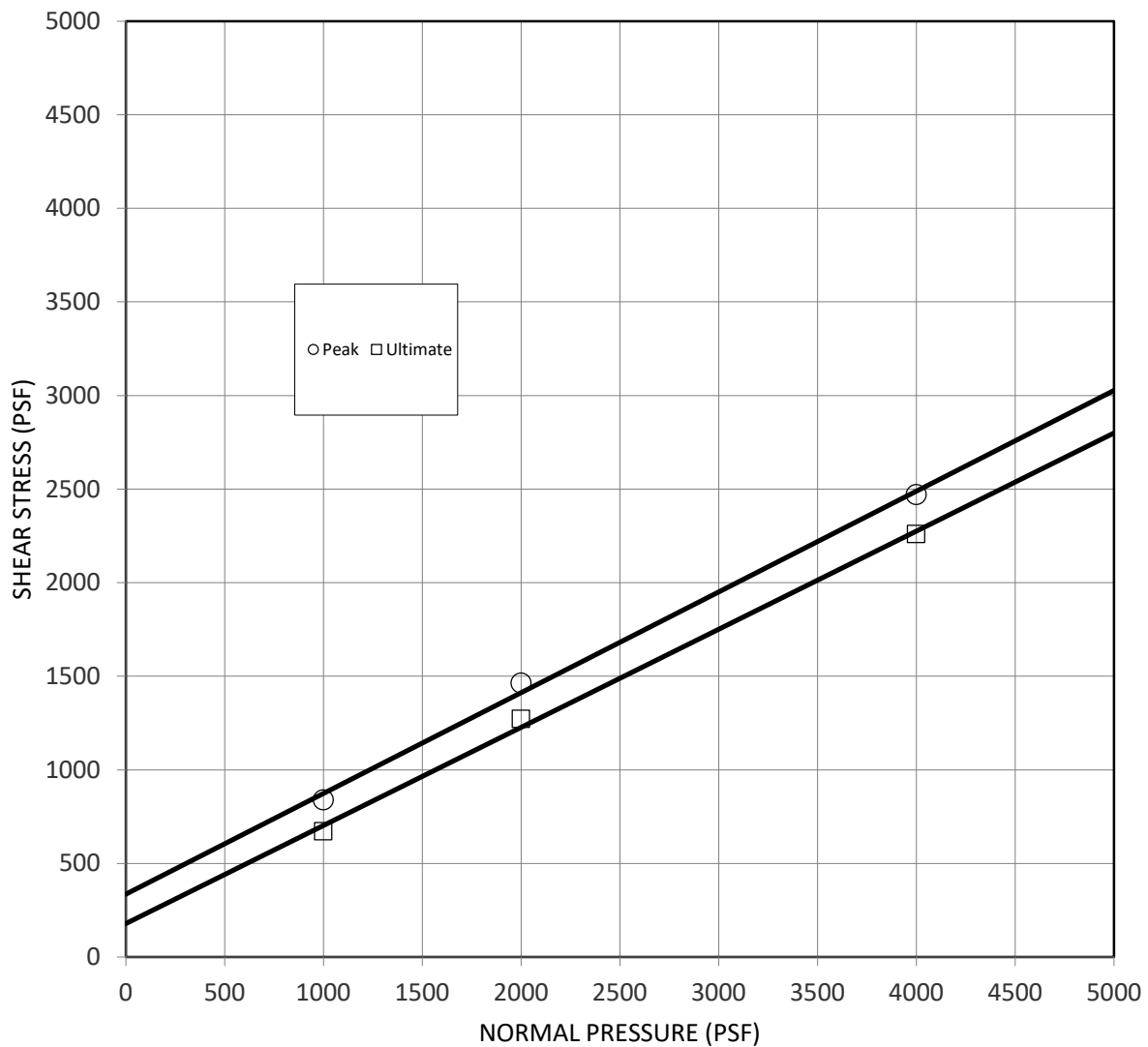
EGLAB Project No.: 20-122-035

DIRECT SHEAR

08/20

(ASTM D3080)

Figure



Boring No.	Sample No.	Depth (ft)	Sample Type	Soil Type	Symbol	Cohesion (PSF)	Friction Angle
B-3	N/A	6.0	Ring	CL	○	330	28
					□	195	28

Normal Stress (psf)	Initial Moisture (%)	Final Moisture (%)	γ_d (pcf)	S (%)
1000	8.9	20.2	106.1	93
2000	8.9	18.7	109.0	92
4000	8.9	17.8	112.1	96

EGLAB, INC.

Project Name:

116 Poplar Avenue, Montebello

Client: LK Geotechnical

Project No.: 20-0707

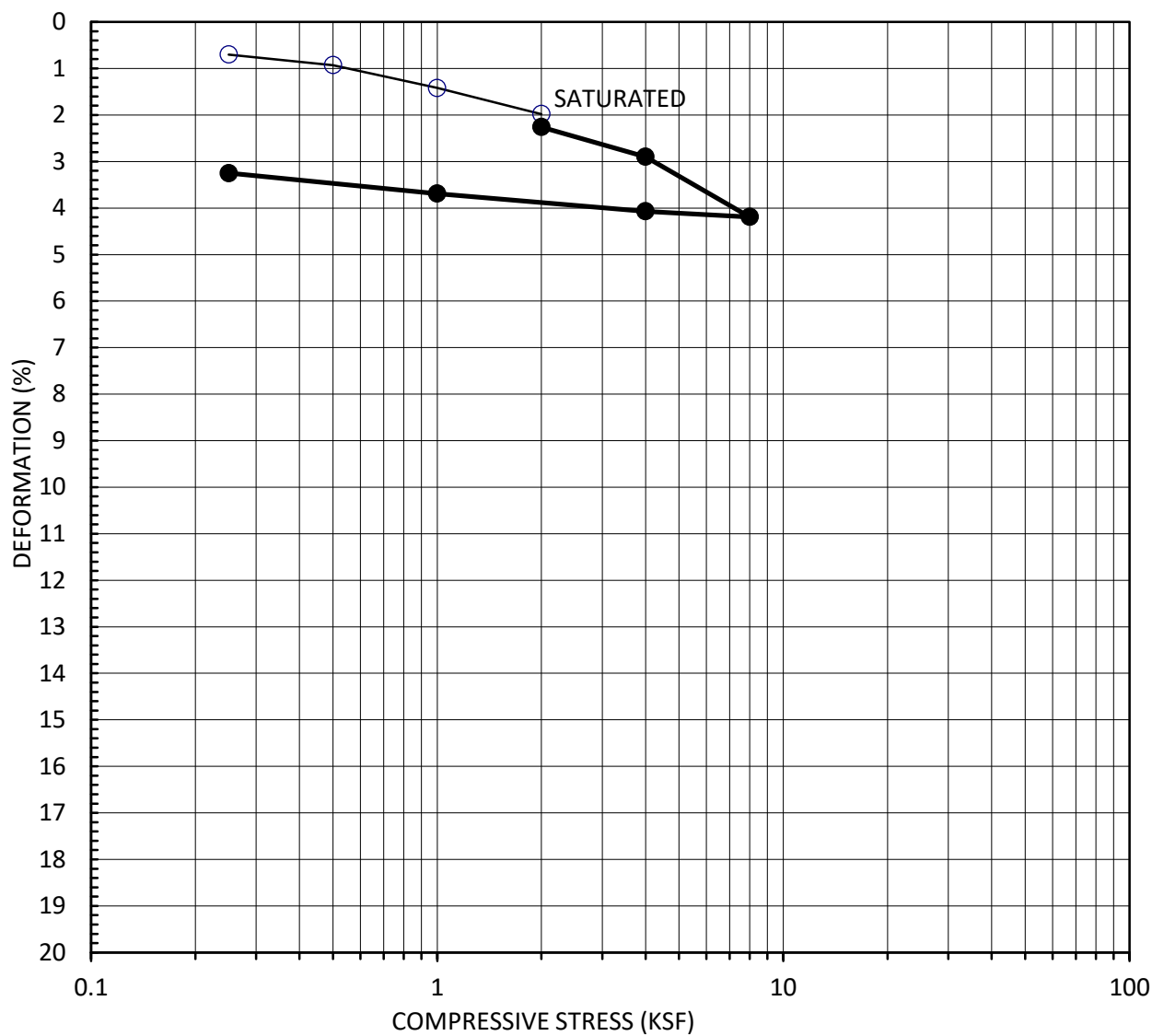
EGLAB Project No.: 20-122-035

DIRECT SHEAR

08/20

(ASTM D3080)

Figure



Symbol	Boring No.	Sample No.	Depth (Ft.)	Soil Type	Init. Moisture Content (%)	Init. Dry Density (PCF)	Init. Void Ratio
○	B-2	N/A	5.0	CL	12.7	115.7	0.456

EGLAB, INC.

Project Name:

116 Poplar Avenue, Montebello

Client: LK Geotechnical

Project No.: 20-0707

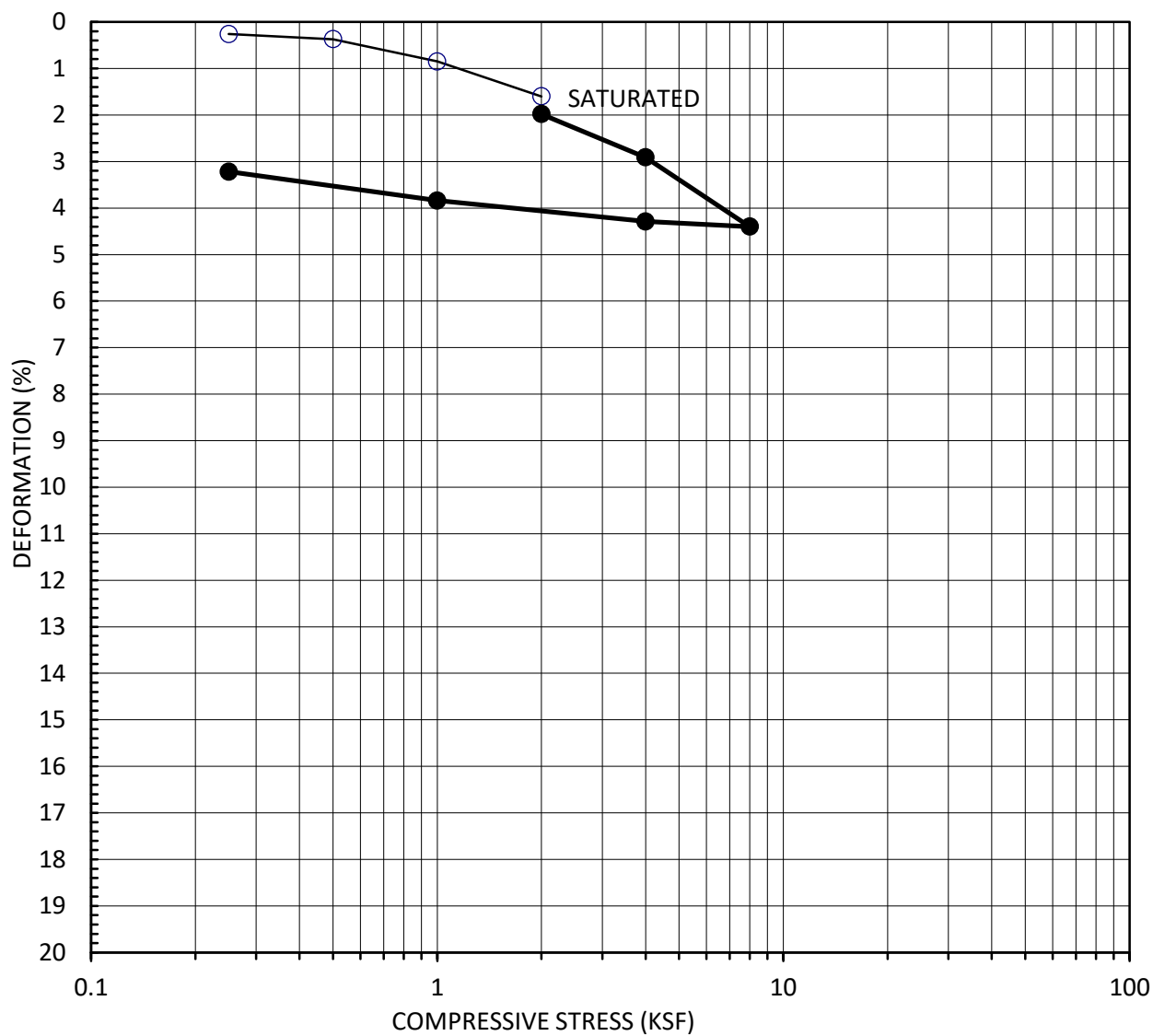
EGLAB Project No.: 20-122-035

CONSOLIDATION

08/20

(ASTM D2435)

Figure



Symbol	Boring No.	Sample No.	Depth (Ft.)	Soil Type	Init. Moisture Content (%)	Init. Dry Density (PCF)	Init. Void Ratio
○	B-2	N/A	20.0	CL/SC	9.7	110.1	0.530

EGLAB, INC.

Project Name:

116 Poplar Avenue, Montebello

Client: LK Geotechnical

Project No.: 20-0707

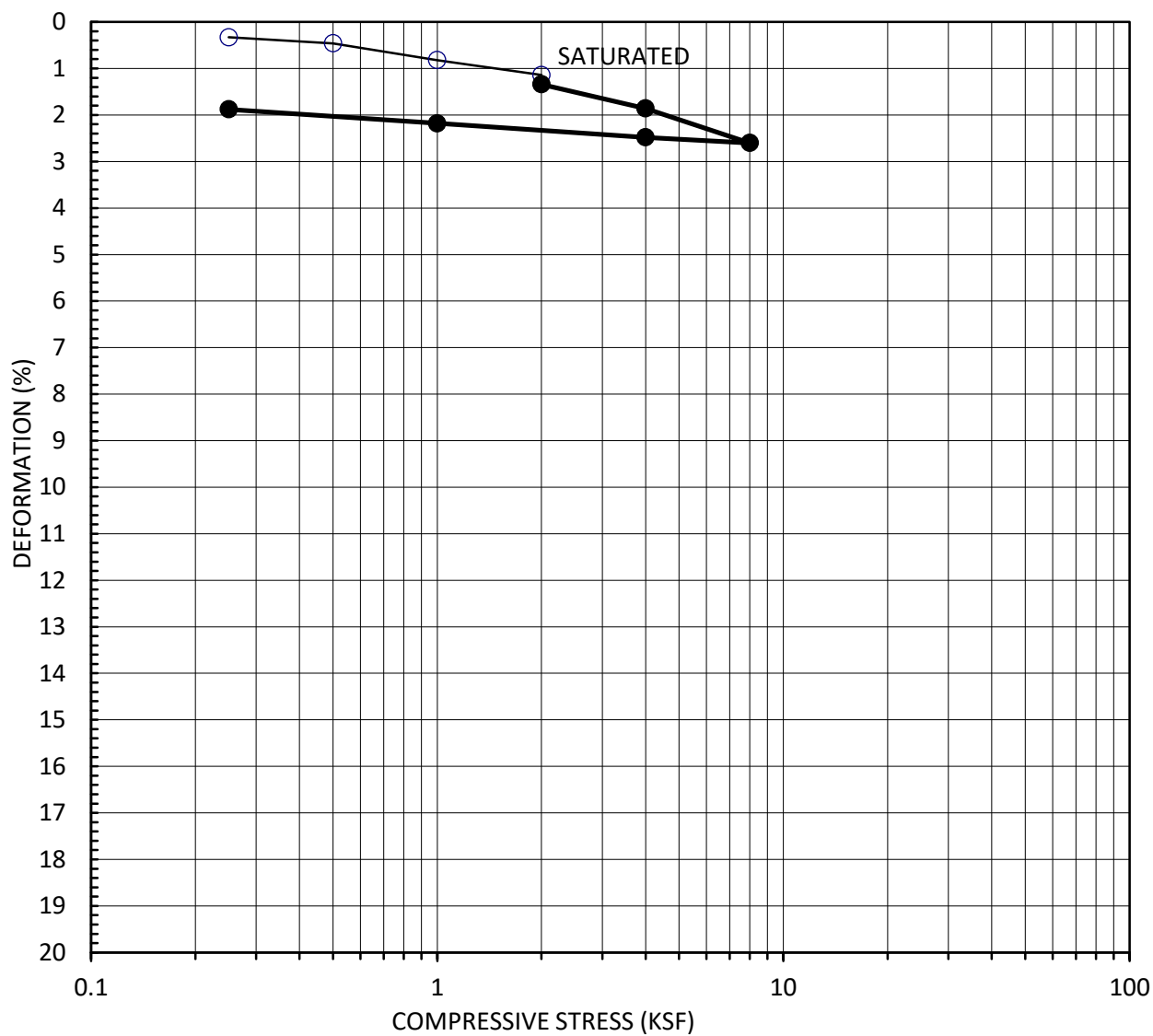
EGLAB Project No.: 20-122-035

CONSOLIDATION

08/20

(ASTM D2435)

Figure



Symbol	Boring No.	Sample No.	Depth (Ft.)	Soil Type	Init. Moisture Content (%)	Init. Dry Density (PCF)	Init. Void Ratio
○	B-4	N/A	10.0	SC	7.7	125.3	0.344

EGLAB, INC.

Project Name:

116 Poplar Avenue, Montebello

Client: LK Geotechnical

Project No.: 20-0707

EGLAB Project No.: 20-122-035

CONSOLIDATION

08/20

(ASTM D2435)

Figure

SUMMARY OF CORROSION TEST RESULTS

PROJECT NAME: 116 Poplar Avenue, Montebello

EGLAB JOB NO.: 20-122-035

PROJECT NO.: 20-0707

CLIENT: LK Geotechnical

DATE: 8/4/2020

Summarized By: JT

BORING NO.	SAMPLE NO.	DEPTH (ft)	pH CalTrans 643	Chloride Content CalTrans 422 (ppm)	Sulfate Content CalTrans 417 (% by weight)	Minimum Resistivity CalTrans 643 (ohm-cm)
B-1	N/A	0-10.0	8.09	370	0.030	990



Appendix C Engineering Calculations and Design Details

List of Plates

Plate No.	Plate Name
SW-1	Earth Pressures for Shoring
RW-1	Earth Pressures for Retaining Wall
RWD-1	Typical Retaining Wall Backfill & Subdrain Detail

Earth Pressure Analyses: General Limit Equilibrium (GLE) - Trial Wedge Method

Shoring Wall Parameters

Height of wall, $H = 27.0$ feet
 Angle of back slope, $\beta = 0.0$ degrees

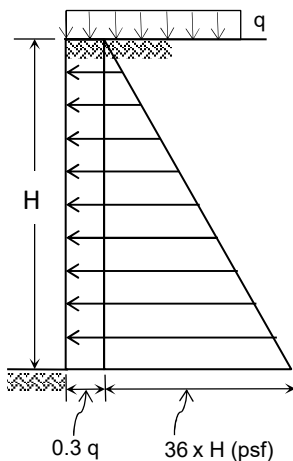
Soil Parameters

Unit weight, $\gamma = 120.0$ pcf

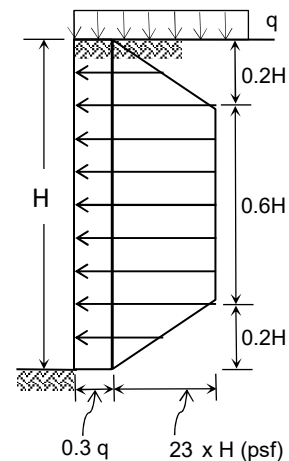
Condition	Shear Strength Used	Cohesion C (psf)	Friction angle ϕ (deg)	Factor of Safety, F.S.	Design Cohesion C_d (psf)	Design Friction angle ϕ_d (deg)
Static	Ultimate	195.0	28.0	1.20	162.5	23.9

Failure plane angle (deg)	Assumed tension crack (ft)	Failure plane length (ft)	Weight of soil wedge (lb/ft)	Active Force, P_A (lb/ft)	Active EFW _A (pcf)
42	0.0	40.4	48578.2	9572.9	26.3
44	0.0	38.9	45294.1	10428.2	28.6
46	0.0	37.5	42239.2	11134.8	30.5
48	0.0	36.3	39383.7	11705.7	32.1
50	0.0	35.2	36702.2	12150.9	33.3
52	0.0	34.3	34173.4	12477.8	34.2
54	0.0	33.4	31779.0	12692.0	34.8
56	0.0	32.6	29503.0	12796.9	35.1
58	0.0	31.8	27331.8	12794.2	35.1
60	0.0	31.2	25253.3	12683.8	34.8
62	0.0	30.6	23257.0	12463.9	34.2
64	0.0	30.0	21333.4	12131.0	33.3
66	0.0	29.6	19474.3	11679.6	32.0
68	0.0	29.1	17672.1	11102.0	30.5
70	0.0	28.7	15920.1	10388.1	28.5
72	0.0	28.4	14212.0	9524.9	26.1

Cantilevered Shoring



Tie-back/Braced Shoring



LK Geotechnical

LK Geotechnical Engineering, Inc.
 10120 National Blvd., Los Angeles, CA 90034
 Tel: 310.866.8977; Fax: 310.204.2459

EARTH PRESSURES FOR SHORING

116-136 N. Poplar Avenue
 Montebello, California

DATE:	Oct. 2020	PROJECT#	20-0707	PLATE	SW-1
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Earth Pressure Analyses: General Limit Equilibrium (GLE) - Trial Wedge Method

Retaining Wall Parameters

Height of wall, $H = 22.0$ feet
 Angle of back slope, $\beta = 0.0$ degrees

Ground Motion Parameters

$PGA_M = 0.89$ g
 $k_h = PGA_M/3 = 0.30$

Soil Parameters

Unit weight, $\gamma = 120.0$

Condition	Shear Strength Used	Cohesion C (psf)	Friction angle ϕ (deg)	Factor of Safety, F.S.	Design Cohesion C_d (psf)	Design Friction angle ϕ_d (deg)
Static	Ultimate	195.0	28.0	1.50	130.0	19.5
Seismic	Ultimate	195.0	28.0	1.00	195.0	28.0

Failure plane angle (deg)	Assumed tension crack (ft)	Failure plane length (ft)	Weight of soil wedge (lb/ft)	Active Force, P_A (lb/ft)	Active EFW _A (pcf)	Failure plane angle (deg)	Total Seismic Force, P_E (lb/ft)	Total Seismic EFW _E (pcf)
40	0.0	34.2	34608.5	8450.5	34.9	40	11633.6	48.1
42	0.0	32.9	32252.2	8987.5	37.1	42	11807.6	48.8
44	0.0	31.7	30071.8	9429.2	39.0	44	11901.8	49.2
46	0.0	30.6	28043.6	9784.3	40.4	46	11922.9	49.3
48	0.0	29.6	26147.7	10059.6	41.6	48	11876.1	49.1
50	0.0	28.7	24367.5	10259.9	42.4	50	11765.5	48.6
52	0.0	27.9	22688.5	10388.9	42.9	52	11593.5	47.9
54	0.0	27.2	21098.8	10448.8	43.2	54	11361.7	46.9
56	0.0	26.5	19587.7	10440.6	43.1	56	11070.9	45.7
58	0.0	25.9	18146.2	10364.2	42.8	58	10720.7	44.3
60	0.0	25.4	16766.3	10218.3	42.2	60	10309.9	42.6
62	0.0	24.9	15440.8	10000.2	41.3	62	9836.5	40.6
64	0.0	24.5	14163.8	9706.3	40.1	64	9297.4	38.4
66	0.0	24.1	12929.4	9330.9	38.6	66	8688.5	35.9
68	0.0	23.7	11732.9	8867.1	36.6	68	8004.6	33.1
70	0.0	23.4	10569.7	8305.7	34.3	70	7239.1	29.9

For seismic design, use Total Seismic Pressure EFW = 56.0

Active Condition

Static, EFW _A	43 pcf
Increm. Seismic, ΔEFW_{AE}	13 pcf
Total Seismic, $EFW_A + \Delta EFW_{AE}$	56 pcf

STATIC

0.33 q 43 x H (psf)

INCREMENTAL SEISMIC

13 x H (psf)

At-Rest Condition

Static, EFW ₀	60 pcf
Increm. Seismic, ΔEFW_{0E}	0 pcf
Total Seismic, $EFW_0 + \Delta EFW_{0E}$	60 pcf

STATIC

0.50 q 60 x H (psf)

INCREMENTAL SEISMIC

0 x H (psf)

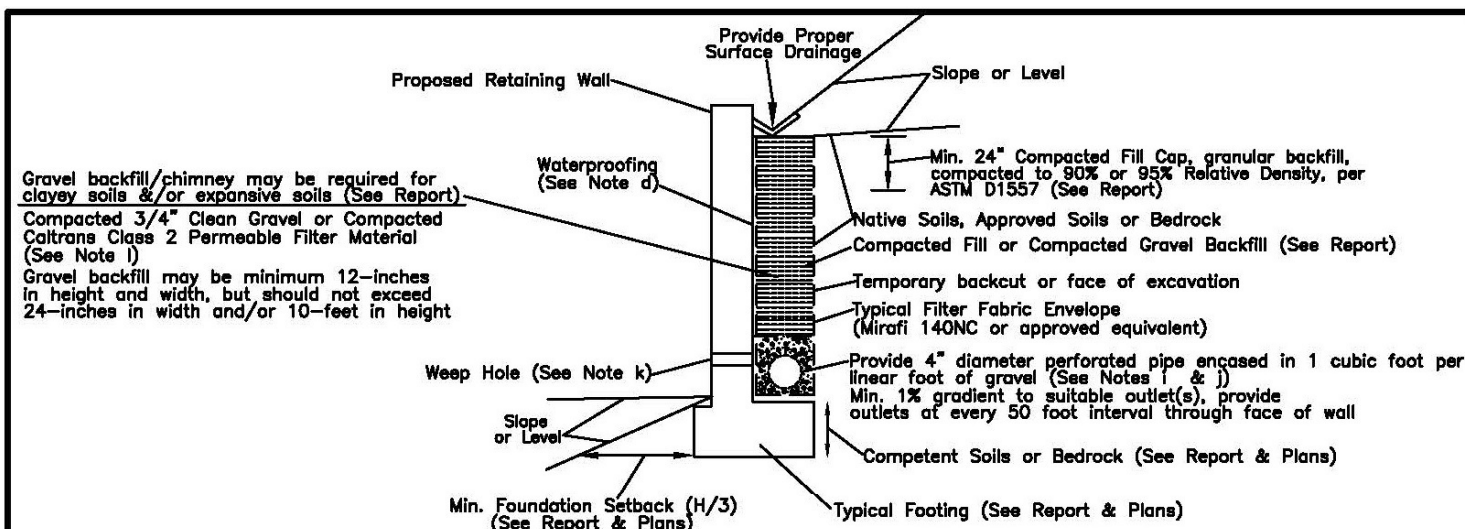


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 Tel: 310.866.8977; Fax: 310.204.2459

EARTH PRESSURE ANALYSES

116-136 N. Poplar Avenue
 Montebello, California

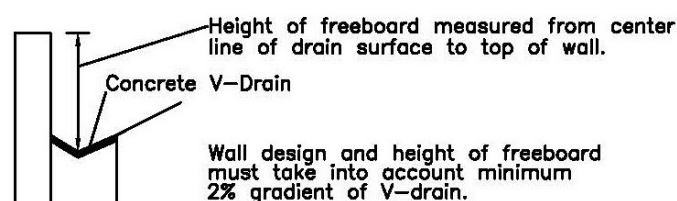
DATE:	Oct. 2020	PROJECT#	20-0707	PLATE	RW-1
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Caltrans Class 2 Filter Permeable Material Gradation

Sieve Size	Percent Passing
1"	100
3/4"	90-100
3/8"	40-100
No. 4	25-40
No. 8	18-33
No. 30	5-15
No. 50	0-7
No. 200	0-3

Freeboard Detail



General Notes:

- Retaining wall plans should be reviewed and approved by the geotechnical engineer.
- These details apply only to retaining walls not surcharged by adjacent structures or adverse geologic conditions. See report for specific backfill recommendations if these conditions exist.
- Walls over 12 feet in height are subject to a special review by the geotechnical engineer and modifications to the above requirements may be necessary (See Report).
- Waterproofing should be provided where moisture intrusion through the wall is undesirable. Waterproofing of the walls is not under purview of the geotechnical engineer or geologist.
- All drains should be sloped at a minimum 1 percent gradient to daylight.
- Outlet portion of the subdrain should have a 4-inch diameter solid pipe discharged into a suitable disposal area designed by the project engineer. The subdrain outlet pipe should be accessible for maintenance and must remain clear at all times.
- Other subdrain and backfill options are subject to the review by the geotechnical engineer and modification of design parameters.
- Subdrain(s) should consist of 4-inch diameter perforated PVC pipe encased in 1 cubic foot per linear foot of 3/4-inch gravel or CalTrans Class II permeable material. If 3/4-inch gravel is used, the gravel should be wrapped with filter fabric. If CalTrans Class II permeable material is used, the pipe should be wrapped with filter fabric.
- Subdrain type should be SDR35, Schedule 40 or approved equivalent. Pipe should be installed with perforations pointing down. Perforations should be 3/8-inches in diameter placed at the ends of a 120-degree arc in two rows at 3-inches on center (staggered).
- Weepholes should be minimum 3-inches in diameter and provided at 10-foot maximum intervals. If exposure is permitted, weepholes should be located 12-inches above finished grade. If exposure is not permitted, such as for a wall adjacent to a sidewalk/curb, a pipe under the sidewalk discharging through the curb face or equivalent should be provided. For a basement type retaining wall, a proper subdrain outlet system should be provided.
- All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D1557. Where Cohesionless soil having less than 15% finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95% relative compaction based on maximum dry density (ASTM D1556). Placement of gravel in lieu of compacted fill is allowed only if complying with Section 91.7011.3 of the Los Angeles Building Code.
- Additional or revised backfilling and compaction procedures may be required by the local governing agency.
- All man-made fill, gravel or Class 2 filter material should be compacted at every 2-feet of vertical elevation rise using vibratory compaction equipment. Gravel backfill should be compacted to an equivalency of 95% relative density. All placement and compaction of backfill should be observed and verified by our field representative.
- A modification or variance from the building official may be necessary for gravel backfill which exceeds 24-inches in width and 10-feet in height. Granular soil backfill compacted to 90% or 95% relative density should be placed where space between wall and face of excavation exceeds 24-inches in width (adjacent to gravel chimney).



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TYPICAL RETAINING WALL BACKFILL & SUBDRAIN DETAIL

PLATE RWD-1

APPENDIX C.2

LK Geotechnical Engineering, Inc.,
Geotechnical Investigation Report,
Proposed 3-Story Apartment Building
APN's 6346-020-012 & -013,
129 & 133 N. Poplar Avenue,
Montebello, California
August 20, 2020.

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LK Geotechnical Engineering, Inc.
10120 National Boulevard, Los Angeles, CA 90034
Engineer: 626.328.4346; Geologist: 310.866.8977

**GEOTECHNICAL INVESTIGATION REPORT
PROPOSED 3-STORY APARTMENT BUILDING
APN 6346-020-012 & -013
129 & 133 N. POPLAR AVENUE
MONTEBELLO, CALIFORNIA**

**August 20, 2020
LKGE Project No. 20-0708**

FOR

**Magna & Magna, Inc.
1520 Washington Boulevard, #100
Montebello, CA 90640**

Attn: Mr. Mark D. Magna, President



August 20, 2020
LKGE Project No. 20-0708

August 20, 2020
LKGE Project No. 20-0708

Magna & Magna, Inc.
1520 Washington Boulevard, #100
Montebello, CA 90640

Attn: Mr. Mark D. Magna, President

Subject: **GEOTECHNICAL INVESTIGATION REPORT**
Proposed 3-Story Apartment Building
APN 6346-020-012 & -013
129 & 133 N. Poplar Avenue
Montebello, California

Dear Mr. Magna,

Pursuant to your request, LK Geotechnical Engineering, Inc. has completed a geotechnical investigation and prepared this report for the proposed improvements at the subject site. The primary objective of this investigation was to provide our best estimate of the geotechnical factors that pertain to the gross stability of the proposed improvements and to evaluate alternatives for a foundation system for the proposed structures.

The report includes a description and an evaluation of the soil materials and provides soils engineering recommendations for construction of the proposed improvements. This report is intended for submittal to the appropriate governmental authorities that control the issuance of necessary permits.

Based on our findings, the proposed project is geotechnically feasible, provided that the recommendations in this report are incorporated into the design and are implemented during construction of the project.

If you have any questions regarding the information contained in this report, please feel free to call this office.

Sincerely,
LK GEOTECHNICAL ENGINEERING, INC.


Sean Lin, G.E. 2921
Principal Engineer

SL:mk





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Plate 2 – Regional Geologic Map
Plate 3 – Seismic Hazard Zones Map
Plate 4 – Historically Highest Groundwater Map

List of Appendices

Appendix A – Field Exploration
Appendix B – Laboratory Testing



1. SCOPE OF WORK

To prepare this report, we have performed the tasks described in the following subsections:

1.1. Literature Review

We reviewed geological literature including geologic maps, topographic maps and aerial photographs relevant to the subject site in preparation of this report. A list of literature reviewed is presented in the “References” section of this report.

1.2. Field Exploration

We performed field exploration consisting of logging of three (3) exploratory soil borings on July 23, 2020. The exploration was performed using hollow-stem auger drill rig and hand labor. The borings were advanced to a maximum depth of approximately 21 feet below the existing grade. The approximate locations of the borings are shown on Plate 1. Detailed descriptions of the soils encountered during drilling are presented in Appendix A – Field Exploration.

1.3. Field Percolation Testing

We performed a percolation testing by using one of the exploratory borings to determine the infiltration rate of on-site soil. Detailed testing data is presented in Appendix A – Field Exploration.

1.4. Geotechnical Laboratory Testing

Representative soil samples collected from our field exploration were delivered to the EGL, Inc. (EGL) of Arcadia, California for testing, and to evaluate relevant engineering properties. The detailed laboratory test results are presented in Appendix B – Laboratory Testing. Based on our review of the laboratory data, LKGE concurs with and accept the laboratory testing results performed by EGL, Inc.

1.5. Engineering Analysis and Report Preparation

We compiled all geological and geotechnical data obtained from literature review, field exploration and laboratory test results, and then prepared this report to present our findings and the geotechnical recommendations, including seismic considerations, grading, foundations, foundation setback, retaining walls, floor slabs, temporary excavations, and drainage.

2. PROPOSED DEVELOPMENT AND SITE DESCRIPTION

2.1. Proposed Development

It is our understanding that the proposed project consists of removing the existing structures and then constructing a 16-unit, 3-Story apartment building. The new structure comprises of



2-level of residential dwelling unit over at-grade parking. No subterranean basement is proposed. The proposed structure is shown on Plate 1 – Site Plan and Geotechnical Exploration Map.

2.2. Site Description

The project site is located at 129 & 133 N. Poplar Avenue in the City of Montebello, California. The site is bounded by N. Poplar Avenue to the east, 2-story apartment to the south, 1-story single-family house to the north, and an alley to the west.

The site is currently occupied by two, 1-story single-family houses and a detached garages, landscape, and mature trees.

The site is essentially level. The regional topographic gradient is approximately 0.5 percent toward the south. Drainage across the site is by uncontrolled sheet flow to the adjacent sidewalks, alley and drainage course, as well as by infiltration within unpaved areas.

3. SITE GEOLOGY AND SUBSURFACE CONDITIONS

3.1. Regional Geology

According to the Geologic Map of the El Monte and Baldwin Park Quadrangle (Dibblee and Ehrenspeck, 1999), the project the site is underlain by Older Alluvium (geologic map symbol Qae). This material composes primarily sandy silt to silty sand. A portion of the geologic map is reproduced as Plate 2 – Regional Geologic Map.

3.2. Subsurface Earth Materials

Based on our field exploration, the earth materials observed at the site consist of older alluvium.

3.2.1. Older Alluvium (Qae)

Older alluvium consisting of brown to orange brown sandy clay to clayey sand/ silty sand was encountered in our exploratory borings at the site. Older alluvium was observed to be medium stiff to very stiff and dry to moist. The upper 18 inches of the older alluvium is considered disturbed and not suitable for foundation support. The undisturbed older alluvium is considered suitable for foundation or slab support for the proposed structures and/or for support of new compacted fill, provided that our recommendations are followed and integrated into the improvement plans.

3.3. Groundwater

No groundwater was observed on the site or in our exploratory borings to a maximum depth of 21.5 feet below existing grade. According to the State of California, Seismic Hazard Zone Report of the El Monte Quadrangle, the site is located within an area with historically highest groundwater level reportedly at approximately between 20- and 50-feet below ground surface (Plate 4). It appears the 20-feet historical groundwater contour line is below the



ground elevation along Rio Hondo channel which is approximately 30 feet below the Poplar Avenue. Therefore, the groundwater level appears to be well below the level of the proposed structures. It should be noted that local fluctuations in groundwater levels may occur due to seasonal variations in rainfall, irrigation and water line leaks.

4. GEOLOGIC AND SEISMIC HAZARDS EVALUATION

4.1. Seismic Hazard Zones Evaluation

The southern California region is seismically active and commonly experiences strong ground shaking resulting from earthquakes along active faults. Ground shaking resulting from a moderate to major earthquake (Magnitude 6.0 or greater) can be expected during the lifespan of the existing and/or proposed structures. Property owners and the general public should be aware that any structure or slope in the southern California region could be subject to significant damage as a result of a moderate or major earthquake. The hazards associated with seismic activity in the vicinity of the site are discussed and evaluated in the following sections.

4.1.1. Earthquake Fault Zone

The State of California established the Alquist-Priolo Earthquake Fault Zoning Act in 1972 which went into effect in 1973. The purpose of this Act is to prohibit the construction of most structures for human occupancy across the traces of active faults and to mitigate the hazard of fault rupture. An "active fault" is defined by the State Mining and Geology Board as one which had surface displacement within the Holocene era (+/- 11,000 years) and is well defined at the surface. The term "sufficiently active" has been used if there is evidence of Holocene surface displacement along one or more of its segments or branches.

The Act was renamed the Alquist-Priolo Special Studies Zones Act in 1975 and then Alquist-Priolo Earthquake Fault Zoning Act in 1994. The original designation "Special Studies Zones" has been renamed "Earthquake Fault Zones". Under the Act, the State Geologist is required to delineate Earthquake Fault Zones (EFZ) along active faults in California. Development within these zones must include geologic investigations demonstrating that the sites are not threatened by surface displacement from future faulting. The California Geologic Survey (CGS) is required to delineate active faults, compile maps of EFZs and submit such Official Maps to the public and continually review and revise EFZs based on new geologic and seismic data. EFZ boundaries on early maps were positioned about 660 feet (200 meters) away from the fault traces to accommodate imprecise locations of the faults and possible existence of active branches. The policy since 1997 is to position the EFZ boundaries about 500 feet (150 meters) away from major active faults and about 200 to 300 feet (60 to 90 meters) away from well defined, minor faults.

Based on our review of California Geological Survey 2018 seismic hazard zones map (Plate 3), the site is not located within an Earthquake Fault Zone. The closest known fault is the Elsinore Fault which is mapped about 2.5 miles east of the site.



4.1.2. Soil Liquefaction Potential

Soil liquefaction occurs when the pore pressures generated within a soil mass approach the effective overburden pressure. Liquefaction of soils may be caused by cyclic loading such as that imposed by ground shaking during earthquakes. The increase in pore pressure results in a loss of strength, and the soil then can undergo both horizontal and vertical movements, depending on the site conditions. Other phenomena associated with soil liquefaction include sand boils, ground oscillation, and loss of foundation bearing capacity. Liquefaction is generally known to occur in loose, saturated, relatively clean, fine-grained cohesionless soils at depths shallower than approximately 50 feet. Factors to consider in the evaluation of soil liquefaction potential include groundwater conditions, soil type, grain size distribution, relative density, degree of saturation, and both the intensity and duration of ground motion.

Based on our review of California Geological Survey Seismic Hazard Zones Map (Plate 3), the site is not located within a potential liquefaction hazard zone. The soil liquefaction potential at the site is considered low. Consequently seismically-induced settlement is negligible.

4.2. CBC Seismic Design Parameters

The future structures should be designed by the structural engineer in accordance with the applicable seismic building code. Based on our geotechnical investigation, the subject site is classified as Site Class D in accordance with the 2019 California Building Code that refers to the ASCE 7-16.

Per Section 11.4.8 of ASCE 7-16, structures shall be designed for the seismic response coefficient C_s determined by Eq. (12.8-2) for values of $T \leq 1.5 T_s$ and taken as equal to 1.5 times the value computed in accordance with either Eq. (12.8-3) for $T_L \geq T > 1.5 T_s$ or Eq. 37.5 (12.8-4) for $T > T_L$, where

T = the fundamental period of the building

$T_s = S_{D1}/S_{DS}$

T_L = long-period transition period

The design spectral response acceleration parameters presented on the following table generated by the Applied Technology Council (ATC) website, may be utilized for seismic design:



Site location (latitude, longitude): (34.0095, -118.0996)				
Spectral Period, T (second)	MCE _R ground motion (g)	Site-modified Spectral acceleration (g)		Seismic design acceleration (g)
0.2	S _s = 1.882	F _a = 1.0	S _{MS} = 1.882	S_{DS} = 1.254
1.0	S ₁ = 0.674	F _v = 1.7	S _{M1} = 1.146	S_{D1} = 0.764
Site modified peak ground acceleration PGA _M = 0.893 g				
Long-period transition period T _L = 8 second				
Seismic Design Category = D				

If seismic response coefficient C_s recommended above is not applicable for structural design, our office can perform a site-specific ground motion hazard analysis upon the project structural engineer's request.

Present building codes and construction practices, and the recommendations presented in this report, are intended to minimize structural damage to buildings and prevent loss of life as a result of a moderate or a major earthquake. They are not intended to totally prevent damage to structures, graded slopes and natural hillsides due to moderate or major earthquakes. While it may be possible to design structures and graded slopes to withstand strong ground motion, the construction costs associated with such designs are usually prohibitive, and the design restrictions may be severely limiting. Earthquake insurance is often the only economically feasible form of protection for your property against major earthquake damage. Damage to sidewalks, steps, decks, patios and similar exterior improvements can be expected as these are not normally controlled by the building code.

5. GEOTECHNICAL ENGINEERING RECOMMENDATIONS

5.1. Geotechnical Overview

Based on the findings of our investigation, the site is considered to be suitable from a soils engineering standpoint for construction of the proposed structures, provided the recommendations included herein are followed and integrated into the building and/or grading plans.

The following is a list of geotechnical considerations for this project:

- Surficial disturbed/loose soils were encountered at various locations within the property. We recommend that the proposed buildings be supported on a uniform compacted fill blanket per our recommendations presented in "Site Preparation and Earthwork" section.
- The near surface soil has "Low" expansive potential. Our recommendations have been incorporated the mitigation for expansive soil.



- The near surface soil has “slightly” collapsible potential. Our recommendations have been incorporated the mitigation for collapsible soil.
- On-site near surface soil is not considered as “corrosive soil” based on the laboratory testing results.

Our geotechnical engineering analyses performed for this report were based on the preliminary information provided to us. If the design substantially changes, then our geotechnical engineering recommendations would be subject to revision based on our evaluation of the changes.

5.2. Expansive Soil Evaluation

Expansive soils are characterized by their ability to undergo significant volume changes (shrink or swell) due to variations in moisture content. Changes in soil moisture content can result from rainfall, landscape irrigation, utility leakage, roof drainage, perched groundwater, drought, or other factors, and may cause unacceptable settlement or heave of structures, concrete slabs supported on-grade, or pavements supported over these materials. Depending on the extent and location below finished subgrade, these soils could have a detrimental effect on the proposed construction.

Based on our review of laboratory testing results, the near surface soil has “Low” expansive potential. Our recommendations have been incorporated the mitigation for expansive soil.

5.3. Collapsible Soil Evaluation

Based on our review of the laboratory testing results, the on-site near surface soil has “slightly” collapsible potential. Our recommendations have been incorporated the mitigation for collapsible soil.

5.4. Corrosive Soil Evaluation

The potential for the near-surface on-site materials to corrode buried steel and concrete improvements was evaluated preliminarily. In accordance with the Caltrans Corrosive Guidelines, corrosive soil is defined as the soil has a pH less than 5.5, or chloride concentration greater than 500 ppm, or sulfate concentration in soils greater than 2,000 ppm, or minimum resistivity less than 1,000 ohm-centimeters. Laboratory testing was performed to evaluate pH and electrical resistivity, as well as chloride and sulfate contents. These laboratory test results are presented in Appendix B.

Based on our review of laboratory test results, the followings are our findings:

- The potential for chloride attack of reinforcing steel in concrete structures and pipes in contact with on-site soil is negligible.
- The potential for sulfate attack on concrete in contact with the on-site soil is negligible in accordance with ACI 318, Table 4.3.1. As a minimum, we recommend that Type I or II cement and a water-cement ratio of no greater than 0.5 be used on the project.



- Based on soil resistivity results, the on-site soil is not considered corrosive to buried ferrous metals. In general, conventional corrosion protection measures for metal in contact with soil may include the following:
 - o Underground steel utilities should be given a high-quality protective coating such as 40 mil extruded polyethylene, 20 mil plastic tape over primer per AWWA Standard C209, or hot applied coal tar enamel or tape per AWWA Standard C203.
 - o All underground steel should be electrically insulated from above ground steel, dissimilar metals, and cement-mortar or concrete coated steel.
 - o Underground steel pipe should be bonded for electrical continuity if rubber-gasketed, mechanical, grooved-end, or other non-conductive type joints are used. In addition, cathode protection is recommended for underground steel utilities.

If special corrosion protection is required for certain performance criteria determined by the project designer, a corrosion specialist should be consulted regarding suitable types of piping and appropriate protection for underground metal conduits.

5.5. Stormwater Infiltration Evaluation

Percolation testing was performed using the falling head boring test method in accordance with the Los Angeles County "Guidelines. The water level was measured to the nearest tenth of a foot and converted to inches in the calculation. The infiltration rate is shown in the table below and the raw data is attached in Appendix A.

Soil Infiltration Rate

Boring No.	Total Depth of Boring (ft)	Depth of Testing Zone (ft)	Soil Description of Testing Zone	Infiltration Rate (inch/hour)
B-1	20	15 – 20	Sandy Silt	0.72

The project Civil Engineer should review the raw data of percolation test to determine infiltration rate for design of the proposed infiltration system. The proposed infiltration system should comply with the following setbacks in accordance with Los Angeles County guideline.



Stormwater Infiltration Facility Setback Requirements

Setback from	Distance
Property lines and public right of way	5 feet
Any foundation	15 feet or within 1:1 plane drawn up from the bottom of foundation, whichever is greater
Face of any slope	H/2 or 5 feet minimum (H is height of slope)
Water well used for drinking water	100 feet

5.6. Site Preparation and Earthwork

Prior to construction/grading, the area of the proposed development should be clear of any loose surficial soils, vegetation and/or man-made debris. Demolition debris and other unsuitable materials should be stripped and removed from the site. Water lines or other old utility lines or installations to be abandoned should be removed or crushed in place. Holes resulting from removal of buried obstructions which extend below finished site grades should be backfilled with compacted soils.

5.6.1. Over-Excavation and Subgrade Preparation

For building foundation support, we recommend over-excavate at least 3 foot below the proposed footing bottom, or 5 feet below the existing grade, or to the depth of undocumented fill, whichever is deeper. The lateral extent of the over-excavation should be at least 5 feet beyond the building line (where space permits) or equidistant to the thickness of fill below footing, whichever is greater.

For any ancillary structures (i.e. fence walls, canopies, trash enclosure, etc.), we recommend over-excavate at least 1 foot below the proposed footing bottom, or to the depth of undocumented fill, whichever is deeper. The lateral extent of the over-excavation should be equidistant to the thickness of fill below footing (where space permits).

For hardscape (patios, steps, walkways, etc.), we recommend scarify 12 inches below the subgrade, or to the depth of undocumented fill, whichever is deeper, and then recompact to 90% relative compaction.

For pavement, we recommend scarify at least 12 inches below the subgrade, or to the depth of undocumented fill, whichever is deeper, and then recompact to 95% relative compaction.

Any excavated bottoms for footings or to receive new compacted fill should be inspected and approved by a representative from LKGE. prior to compaction work. Deeper excavations may be required in areas where soft, saturated, or unsuitable materials, for example, tree root balls or undocumented fill are encountered.



5.6.2. Compaction

On-site materials are considered to be suitable for compaction, provided that all deleterious materials are removed from the site prior to compaction.

All new compacted fill should be compacted to at least 90 percent of the maximum dry density, as determined by the current ASTM D1557 and at about 2 percent above optimum moisture content. Fill should be placed in horizontal lifts of approximately 8 inches in loose thickness, and then compacted by mechanical methods, using sheepsfoot rollers, multiple wheel pneumatic tired rollers, or other appropriate compacting rollers.

It may be necessary to import soils to the site to be used as compacted fill. Imported materials should be a sandy type of material and approved by the geotechnical engineer prior to transporting to the job site. The sandy material should not have an Expansion Index which exceeds 20 and should not contain rocks larger than 8-inches maximum size.

5.6.3. Shrinkage/Bulking Due to Compaction

Based on our review of the in-situ soil density data, preliminary volumetric shrinkage on the order of 10 to 15 percent as a result of compaction of onsite soil may be assumed.

5.6.4. Excavation Characteristics

The earth materials underlying the site should be generally excavatable with heavy-duty earthwork equipment in good working condition. Some gravels and man-made debris should be anticipated within the fill soils. Caved-in conditions should be anticipated in the sandy soil during temporary excavation.

5.7. Temporary Excavation

The maximum recommended height of unsurcharged, temporary vertical excavations in the earth materials at the site is 5 feet. Excavations above this height should be trimmed to a 1:1 (H:V) ratio where the space is available. Surcharge loads, including construction vehicles and materials, should not be placed within five (5) feet of the unsupported excavation edge.

Excavations shall not remove the lateral support from a public way, from an adjacent property or from an existing structure. Where proper temporary vertical excavations are not feasible due to space constraints, slot-cut or temporary shoring may be utilized. Temporary excavation may be proceeded with the "A-B-C" slot cut method with a maximum 8-foot slot width to a maximum height of 8 feet (Plate SC-1). The excavated slots should not be left open overnight and should be backfilled on the same day it was excavated before the next set of slots are excavated.

Temporary shoring consisting of "trench box" system may be used for surcharged footing or trench excavations (if applicable). It is the contractor's responsibility to provide sufficient shoring during construction.



Surfaces exposed in slope excavations should be kept moist but not saturated to minimize raveling and sloughing during construction. Adequate provisions should be made to protect the slopes from erosion during periods of rainfall. Water should not be allowed to pond on the top of the excavation or to flow towards it. All excavations should be stabilized within 30 days of initial excavation.

All excavations shall be made in accordance with the regulations of the State of California, Division of Occupational Safety and Health, (Cal/OSHA). These recommended temporary excavation slopes do not preclude local raveling and sloughing. Provided our recommendations are followed, the resulting temporary excavations are anticipated to be safe from a geotechnical standpoint for the proposed construction operations and should not expose workers to hazards due to cave-ins, provided that geologic conditions exposed by the excavations are as anticipated.

Confined or trench excavations (i.e. retaining walls or utility trench excavations) should be made in accordance with the regulations of the State of California, Division of Occupational Safety and Health (Cal/OSHA). We recommend that confined excavations should be shored using hydraulic shoring, screw jacks or timber shoring, as determined by the project engineer.

All temporary excavations at the site should be observed and monitored by our representative to verify soil conditions so that any necessary modifications can be made based on variations of soil encountered at the site. Surcharged temporary excavations and shoring should be continuously observed by our representative. If adverse conditions are encountered during excavations, additional recommendations will be provided.

It is recommended that a pre-excavation site meeting be attended by the grading contractor, the soils engineer and an agency representative to discuss methods and sequence of excavation.

5.8. Conventional Footings

Conventional footings can be used for support of the proposed structures, provided footings are founded on compacted fill. The reinforcement of footings shall be designed by the project structural engineer.

Continuous footings should be at least 18 inches in width and at least 24 inches deep founded on compacted fill, and may be designed using an allowable bearing pressure of 2,000 psf.

Square footings should be at least 24 inches in width and at least 24 inches deep founded on compacted fill, and may be designed using an allowable bearing pressure of 2,000 psf.

The allowable bearing capacity can increase 300 psf for each additional foot of width, and 450 psf for each additional foot of depth to a maximum allowable capacity of 4,500 psf.

The bearing pressure given is for the total of dead and frequently applied live loads and may be increased by one-third for short duration loading which includes the effects of wind or seismic forces.



The estimated static settlement is expected to be less than $\frac{1}{2}$ inch with differential settlement estimated to be less than $\frac{1}{4}$ inch within a span of 30 feet. Settlement of the proposed foundation system supported in dense sand is expected to occur on initial load application.

Resistance to lateral loading may be provided by friction acting at the base of foundations and by passive earth pressure within compacted fill. An allowable coefficient of friction of 0.3 may be used with the dead load forces. Passive earth pressure may be computed as an equivalent fluid having a density of 300 pcf with a maximum earth pressure of 4,500 psf. When combining passive and friction for lateral resistance, the passive component should be reduced by one-third.

5.9. Conventional Footings for Ancillary Structures

For light-weight ancillary structures (e.g. fence walls, trash enclosures, planter walls, etc.), conventional shallow footings can be used, provided that footings are placed on compacted fill per our "Site Preparation and Earthwork" recommendations.

For the design of spread footings for other light-weight structures, we recommend the bottom of square or continuous footings be founded at least 12 inches below the proposed ground surface. A minimum footing width of 18 inches is recommended for square footings and 12 inches for continuous footings. The allowable bearing value for footings with above minimum sizes is 1,500 psf for dead plus live load. Based on the allowable net bearing pressures presented above, static settlement is anticipated to be less than $\frac{1}{2}$ inch. Differential settlement is expected to be up to one-half of the total settlement over a 30-foot span. Most of the static settlement at the project site is expected to occur immediately after the application of the load.

Resistance to lateral loading may be provided by friction acting at the base of foundations and by passive earth pressure. An allowable coefficient of friction of 0.3 may be used with the dead load forces. Passive earth pressure may be computed as an equivalent fluid having a density of 300 pcf with a maximum earth pressure of 4,500 psf. When combining passive and friction for lateral resistance, the passive component should be reduced by one-third.

5.10. Slab-On-Grade

Concrete slab-on-grade may be used for the proposed building and should be supported on compacted fill, per the "Site Preparation and Earthwork" recommendations.

Concrete slabs should be at least 4 inches thick and should be reinforced with a minimum of #4 rebar spaced not exceeding 16 inches on center, each way. The project structural engineer should design the reinforcement of slab based on the design performance criteria.

5.11. Moisture Retarder

Slabs to be covered with flooring should be protected by an acceptable plastic vapor retarder/barrier (minimum 10 mil thickness) placed on the firm subgrade. If moisture vapor transmission is a concern to the facility owner, an expert should be consulted to provide



additional recommendations for the design and construction of slabs in moisture sensitive flooring areas.

5.12. Hardscape

Patios, steps, walkways, etc. are not normally subject to building code requirements for structural support. In order to reduce the potential for distress due to potential settlement, the hardscape should be supported by compacted fill, and it may be desirable to provide additional steel and concrete thickness determined by the project structural engineer. At a minimum, hardscape slab should be reinforced with a minimum of #4 rebar spaced at a maximum distance of 16 inches on center, each way. It should be noted that hardscape constructed to the preceding specification may be subject to distress over time. Periodic maintenance or replacement may be necessary.

5.13. Pavement

Prior to placing pavement structural section, the subgrade shall be prepared in accordance with the recommendations in "Site Preparation and Earthwork" section.

A flexible pavement section consisting of 3 inches of asphalt concrete over 4 inches of base material should be used. A flexible pavement section consisting of 4 inches of concrete over 6 inches of base material should be used for service lanes (truck and loading area), if applicable. The base material should be crushed aggregate base.

As an alternative, a rigid pavement section consisting of Portland Cement Concrete (PCC) can be used. The traffic loading is expected to be primarily light vehicles. Recommendations for the rigid concrete pavement design is provided herein on the following table.

Concrete Thickness	5 inches
95 Percent Compacted Subgrade	12 inches
Contraction Joint Spacing	10 ft.
Depth of Joint	1 inch
Compressive Strength of Concrete @ 28 days	3500 psi
Modulus of Rupture of Concrete @ 28 days	550 psi

Concrete slabs should be separated from other structures or fixed objects within or abutting the paved area by isolation joints. This serves to offset the effects of the differential horizontal and vertical movements of the structures which may fracture the concrete slab. When isolation joints are located where wheel and other loads are applied, the pavement edge at the joint should be thickened by 20 percent or two inches, whichever is greater.

A joint filler should be applied to any new isolated joints within the concrete slab. The joint filler should extend through the slab thickness and should be recessed below the pavement surface so that the joint can be sealed with joint sealant material. The types of joint filler



materials recommended include bituminous mastic, bituminous impregnated cellulose or cork, sponge rubber, or resin-bound cork. Joint filler materials should be installed in accordance with the recommendations of the manufacturer.

5.14. Drainage Protection

All pad and roof drainage should be collected and transferred to the street or an approved area in non-erosive drainage devices. Drainage should not be allowed to pond on the pad or against any foundation or retaining wall.

We recommend a minimum 5 percent slope away from the building foundations for a horizontal distance of 3 feet be established for any landscape areas immediately adjacent to the building foundations. In addition, we recommend a minimum 2 percent slope away from the building foundations be established for any impervious surfaces immediately adjacent to the building foundations for a minimum horizontal distance of 10 feet. Lastly, we recommend the installation of roof gutters and downspouts which deposit water into a buried drain system be installed instead of discharging surface water into planter areas adjacent to structures.

It is the responsibility of the contractor and ultimately the developer and/or property owner to ensure that all drainage devices are installed and maintained in accordance with the approved plans, our recommendations, and the requirements of all applicable municipal agencies. This includes installation and maintenance of all subdrain outlets and surface drainage devices.

It is recommended that watering be limited or stop altogether during the rainy season when little irrigation is required. Over-saturation of the ground can cause major subsurface damage. Maintaining a proper drainage system will minimize the shrink/swell potential of sub-soils.

5.15. Pre-Construction Survey

We recommend that the client's representative prepare a pre-construction survey prior to site development. The pre-construction survey should document existing site conditions and performance of offsite structures (i.e. property line block walls and fences) prior to construction (where applicable). If adverse conditions are encountered during excavations, additional recommendations may be necessary.

6. SECTION 111 STATEMENT

It is the finding of this firm that the proposed structures will be safe and that they will not be affected by any hazard from landslide, liquefaction, lateral spreading, slope instability, flood hazard, tsunamis, seiches, settlement or slippage and the completed work will not adversely affect adjacent property, in compliance with the Los Angeles County code, provided that our recommendations are followed.



7. GENERAL INFORMATION

Accuracy of Provided Drawings

LK Geotechnical Engineering, Inc. (LKGE) investigation, analysis, findings and/or recommendations of a site, with respect to the proposed improvements, are often dependent on several factors or information provided to LKGE by the client and/or the client's representative(s). Provided information or Drawings may include topographic surveys, architectural drawings, engineering plans and/or grading plans. It is LKGE's assumption that the provided Drawings, to be utilized as part of our investigation, accurately depict topographic conditions, existing and/or proposed structures and grades, property lines, easements, etc. It should be understood that LKGE's use of the provided Drawings does not mean or confirm that the provided Drawings are accurate. If revisions are made to the site Drawings, these documents should be submitted to LKGE as soon as possible. Additional exploration, analysis and/or revised recommendations may be necessary depending upon our review of the revised Drawings, etc.

Environmentally Hazardous or Non-Hazardous Materials

It should be clearly understood that environmental geologic services are not within the scope of this study. Environmental geologic services may include the detection of hazardous or non-hazardous materials, wastes or substances existing on the site from research of available records, exploratory methods, sampling, laboratory analysis, etc. or the recommended treatment and/or disposal of these materials, wastes or substances. If hazardous or non-hazardous materials, wastes or substances are revealed by supplementary investigations or studies or are encountered during construction or grading operations, appropriate environmental investigation(s) and analysis may be required. In this case, mitigation and/or treatment of hazardous or non-hazardous materials, wastes or substances may be necessary. It should be understood that the property owner and potential future property owner(s) shall acknowledge and/or indemnify that LKGE has neither created or contributed to the creation or existence of any hazardous or non-hazardous materials, wastes or substances or otherwise dangerous conditions at the site. All site generated hazardous or non-hazardous materials, wastes or substances are the possession and responsibility of the property owner and potential future property owner(s).

Plan Review

This report is based on the development plans provided to our office. We recommend that the client's representative(s) provide a complete set of the construction, building and/or grading plans to our office for review and/or approval, prior to initiation of construction. Any change in the scope of the project, from that addressed herein, may require additional geotechnical services by LKGE. Formal plans should be reviewed and approved by LKGE, prior to initiation of construction. The appropriate government reviewing agency may require that the building and/or grading plans be signed by a licensed geotechnical engineer and/or a licensed engineering geologist, prior to initiation of construction. The plan review fees will be billed in accordance with our current fee schedule.



Government Reviewing Agency and Additional Geotechnical Services

This report is intended for submittal to the appropriate governmental authorities that control the issuance of necessary permits. The client or client's representative should submit the geotechnical reports to the appropriate government reviewing agency, unless specific arrangements are made with this office. It should be noted that the government reviewing agency has various fees for reviewing geotechnical reports, the fees for which are not included within our scope of work. If applicable, the report submittal fees will be billed in accordance with our current fee schedule. All geotechnical and/or engineering geologic aspects of the proposed development are subject to review and approval by the government reviewing agency. It should be understood that the government reviewing agency may approve or deny any portion of the proposed development, which may require additional geotechnical services by this office. Additional geotechnical services may include review responses, supplemental letters, plan review and signature, construction observations, meetings, etc. The fees for generating additional reports, letters, exploration, analysis, etc. will be billed on a time and material basis, per our previously approved work acknowledgment or a pre-determined, agreed fee.

Site Observations during Construction

The appropriate government reviewing agency or building department requires that the geotechnical consultant of record provide site observations during grading and construction. The purpose of the site inspections is to verify site geotechnical and/or engineering geologic conditions and conformance with the intentions of the recommendations addressed herein. Although certain geotechnical and/or engineering geologic observations may not be required by the building department, the more site inspections typically reduce the risk for future problems. It is the client's or the client's representative(s) responsibility to contact the appropriate building department or building official regarding approval for all required inspections. Following is a general list of inspections required by this firm.

- a) Pre-grade meetings
- b) Foundation excavations for all structures (residence, retaining walls, pools, etc.)
- c) Temporary excavations/shoring
- d) Bottom excavations for primary and/or secondary structural fills
- e) Keyway excavations
- f) Compaction testing for primary and secondary structural fills
- g) Compaction testing for retaining wall backfill and utility trenches
- h) Subdrains for retaining walls, swimming pools or ponds

It is recommended that all foundation excavations be approved by this firm prior to placing forms, steel reinforcement and/or concrete. Any fill which is placed at the site should be tested for compaction, especially if used for engineering purposes. All cut-slopes and temporary excavations should be observed by a representative of this firm. Should the observation reveal any unforeseen hazard, appropriate action will be recommended.

Representatives of LKGE will observe work in progress, perform tests on soil, and observe excavations and trenches. Excavation bottom observations should be requested before the placement of subdrains or compacted fill. The approved plans and permits should be on the job



site and available for review by this office. The site inspections during construction will be billed on a time and material basis in accordance with our current fee schedule.

It is advised that the client contact LKGE at least 1 week in advance of commencing constructing and/or grading to allow for contractual agreements for geotechnical services during the construction phases of your project. Please advise this office at least 48 hours prior to any required verification or approval.

Construction Site Maintenance

It is the responsibility of the contractor to maintain a safe construction site and for the safe operation of all equipment. When excavations exist on the site, the areas should be secured by placing appropriate coverings, fencing, warning signs, etc. All excavations should be properly covered and secured. Excavation stock piles or spoil piles should either be removed from the site or be properly compacted, in accordance with recommendations presented herein. Fill temporarily stock-piled on the site should be placed in stable or approved areas and away from slopes, excavations or improvements. Earth materials generated from grading should not be disposed of along slopes or other unapproved locations. Workers should not be allowed to enter any un-shored excavations over 5-feet in depth, or depth specified herein. Water should not be allowed to saturate open footing trenches. Temporary erosion control measures and proper drainage control should be followed, especially during the rainy season.

It should be understood that the project contractor or others shall supervise and direct the work and they shall be solely responsible for all construction means, methods, techniques, sequences and procedures, and shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during the performance of the work.

Periodic or continuous observation by LKGE is not intended to include verification of dimensions or review of the adequacy of the contractor's safety measures in, on, or near the construction site.

Final As-Built Reports

During or upon completion of the project or grading, the appropriate government reviewing agency or building department often requires interim or final as-built geotechnical reports prepared by this firm to document that foundations and/or fill placement were conducted per the recommendations addressed herein and/or the approved building and/or grading plans. Interim or final geotechnical reports are often required for placement of primary or secondary structural fill, retaining wall backfill, slope repairs, pile observations, etc. The interim or final geotechnical reports will be billed on a time and material basis, in accordance with our current fee schedule.

8. LIMITATIONS

This report has been compiled for the exclusive use of the addressee(s) of the report, and their authorized representatives. It shall not be transferred to, or used by, a third party, to another project or applied to any other project on this site, other than as described herein, without the written consent and/or thorough review by this firm.



This report and the exploration are subject to the following conditions. Please read this section carefully, it limits our liability.

This report is based on the development plans provided to our office. In the event that any significant changes (from those discussed herein) in the design and/or location of the proposed structure(s) are planned, the conclusions and recommendations contained in this report may not be considered valid unless the changes are reviewed by LKGE and the conclusions and recommendations are modified and/or approved by this firm after such review.

The conclusions and recommendations contained herein are based on the findings and observations made at the test pit, trench and/or boring locations. While no great variations in fill, soil and/or bedrock conditions are anticipated, if conditions are encountered during construction which appears to differ from those disclosed herein, this firm should be notified immediately, so as to consider the need for modifications or revised geotechnical recommendations. Compliance with the design concepts, specifications or recommendations during construction requires our review during construction which pertains to the specific recommendations contained herein.

The subsurface conditions, excavations, characteristics and geologic structure described herein and shown on the enclosed cross-section(s) have been projected from individual test pits, trenches and/or borings placed on the subject property. The subsurface conditions and excavation characteristics, and geologic structure shown should in no way be construed to reflect any variations which may occur between or away from these exploratory excavations. The projection of geologic data is based on available information and experience and should not be considered exact.

It should be noted that fluctuations in the level of the ground-water may occur at the site due to variations in rainfall, temperature, irrigation, water line leaks, sewage disposal and/or other factors not evident at the time of measurements reported herein. LKGE assumes no responsibility for groundwater variations which may occur across the site. High groundwater levels can be extremely hazardous and saturation of earth materials can cause subsidence, settlement and/or slippage at the site.

The intent of this report is to advise our client and/or client's representative(s) on soils and engineering geologic conditions at the site with respect to the proposed improvements. Implementation of the advice presented in the Recommendations Section of this report is intended to reduce the risk associated with the proposed project and should not be construed to imply total performance of the project. It should be understood that geotechnical consulting and the contents of this report are not perfect. Any errors or omissions noted by any party reviewing this report, and/or any other geotechnical aspect of this project, should be reported to this firm as soon as possible.

Geotechnical engineering is characterized by uncertainty or is described as an inexact science or art. The conclusions and recommendations presented herein are partly based on; 1) the evaluation of technical data gathered by this firm, 2) standard of practice, 3) experience, and, 4) professional judgment. The conclusions and recommendations presented herein should be considered advice. Other geotechnical consultants could arrive at different conclusions and recommendations. This report has been prepared in accordance with generally accepted practice. No warranties, either expressed or implied, are made as to the professional advice provided under the terms of the agreement and included in this report.



It should be understood that LKGE's services are limited to the disciplines of soils engineering and/or engineering geology. While LKGE may refer various professionals or outside services, working in associated disciplines, to their client's or client's representatives, LKGE is not responsible for the performance of work by third parties, which may include, but are not limited to, surveyors, civil or structural engineers, architects, contractors, etc. It should be clearly understood that LKGE is not a licensed surveyor, architect, civil or structural engineer or contractor. LKGE's periodic or continuous inspection(s) of geotechnical work on an LKGE project shall not relieve third party professionals of their responsibility to perform their work in accordance with the applicable and/or approved geotechnical reports, plans, specifications, safety requirements, etc. It should be understood that LKGE's periodic or continuous inspection(s) of geotechnical work on an LKGE project does not imply that LKGE is observing, verifying and/or approving all site work. LKGE will only make site inspections, per our approved work authorization agreement(s) and/or related to the appropriate geotechnical field services provided by LKGE and will not relieve others of their professional responsibilities.

Should the project be delayed beyond the period of one year after the date of this report, the site should be observed and the report reviewed to consider possible changed conditions.

This report is issued with the understanding that it is the responsibility of the owner, or his representative, to assure that the information and recommendations contained herein are called to the attention of the designers and builders for the project.

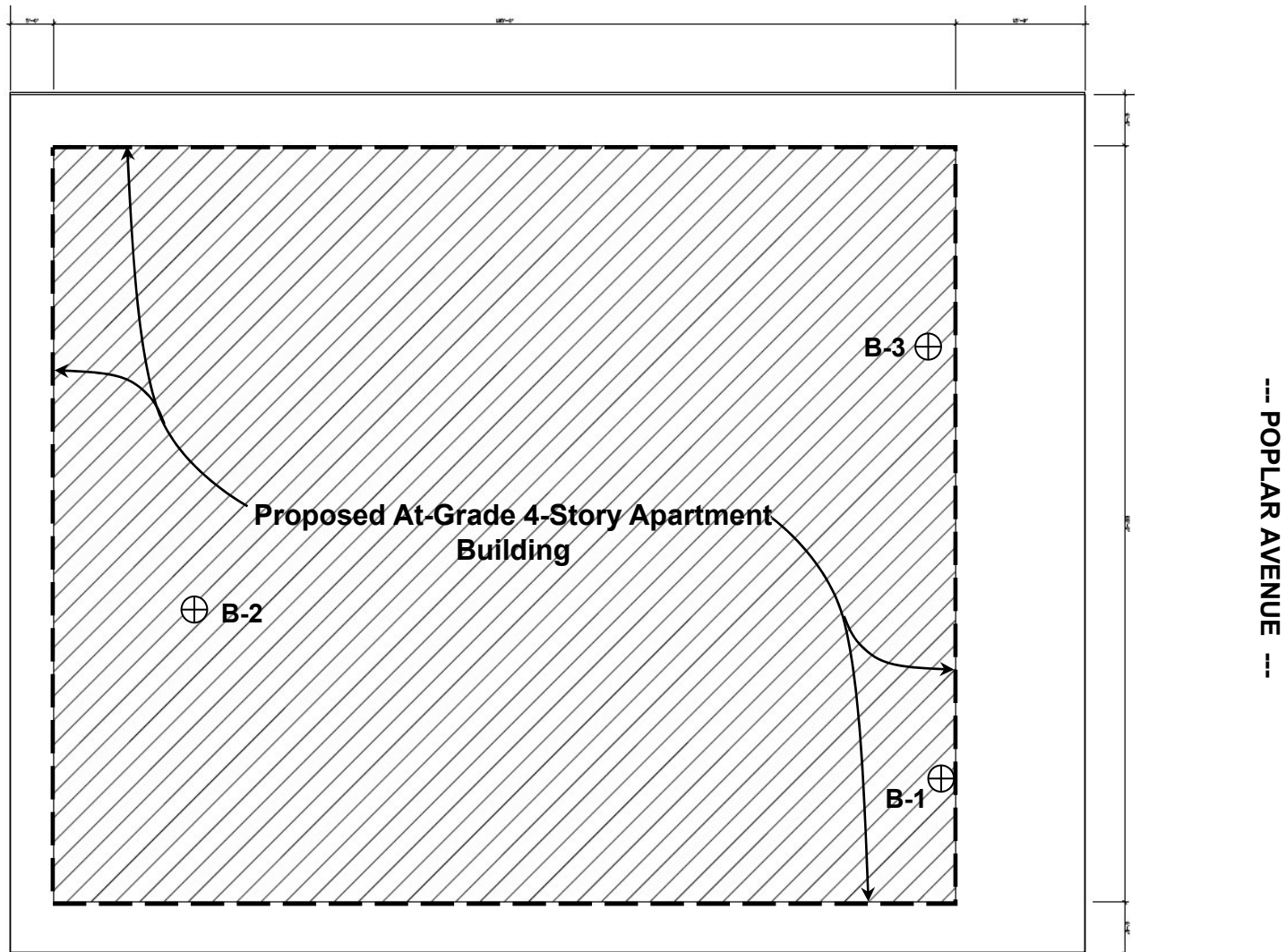


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- Southern California Earthquake Center, 1999, Recommended Procedures For Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Liquefaction in California, 70 pages.
- Southern California Earthquake Center, 2002, Recommended Procedures for Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Landslide Hazards in California, 132 pages.



PLATES



EXPLANATION

⊕ B-1 Boring Location



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Tel: 310.866.8977; Fax: 310.204.2459

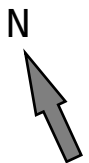
**Site Plan
& Geotechnical Exploration Map**

129, 133 N. Poplar Avenue
Montebello, California

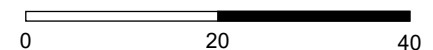
August 2020

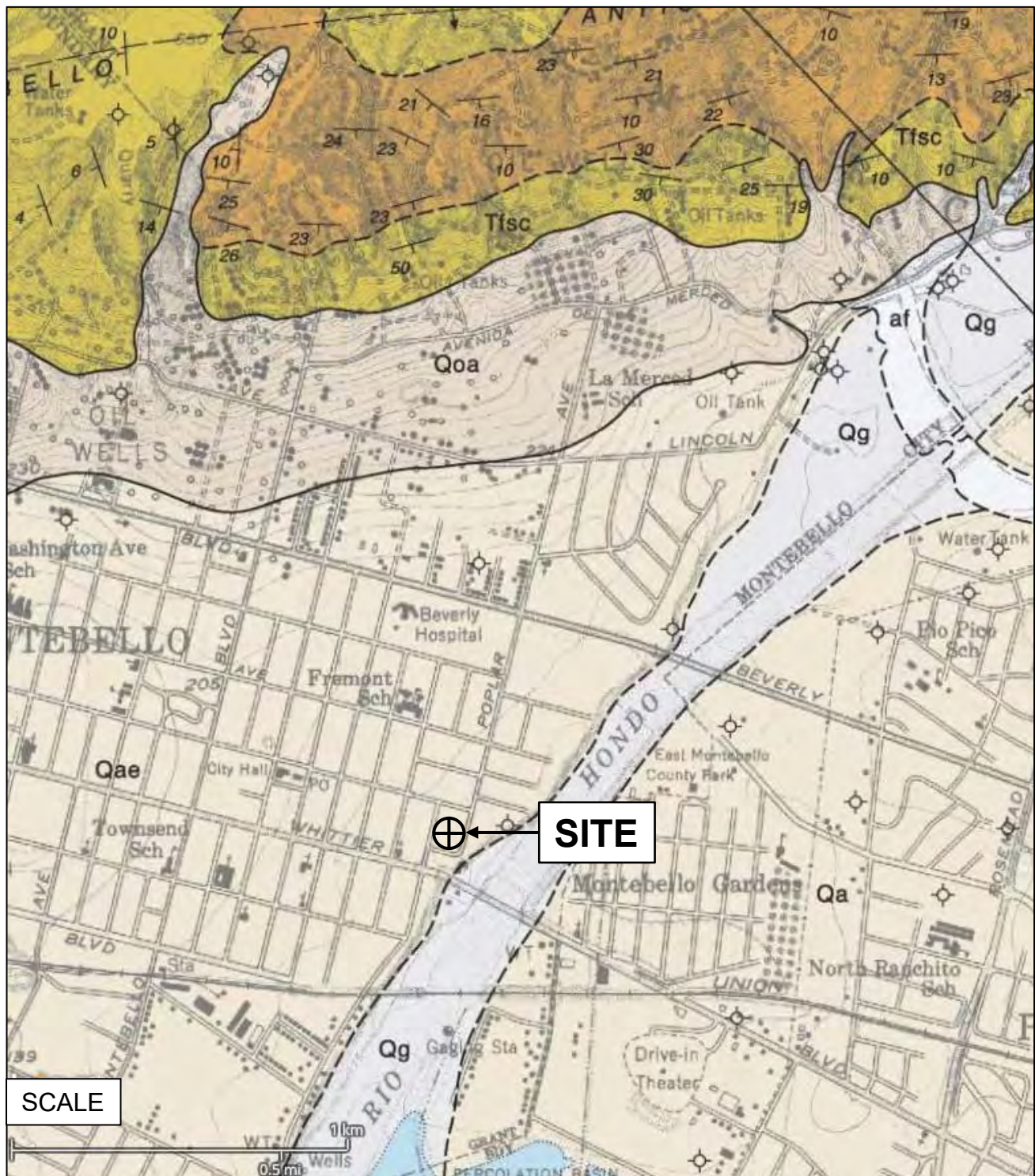
Project 20-0708

Plate 1



Scale: 1" = 20'





Reference: Dibblee, 1999, Geologic Map of the El Monte and Baldwin Park Quadrangle.



Geotechnical

LK Geotechnical Engineering, Inc.
10120 National Blvd., Los Angeles, CA 90034
Tel: 310.866.8977; Fax: 310.204.2459

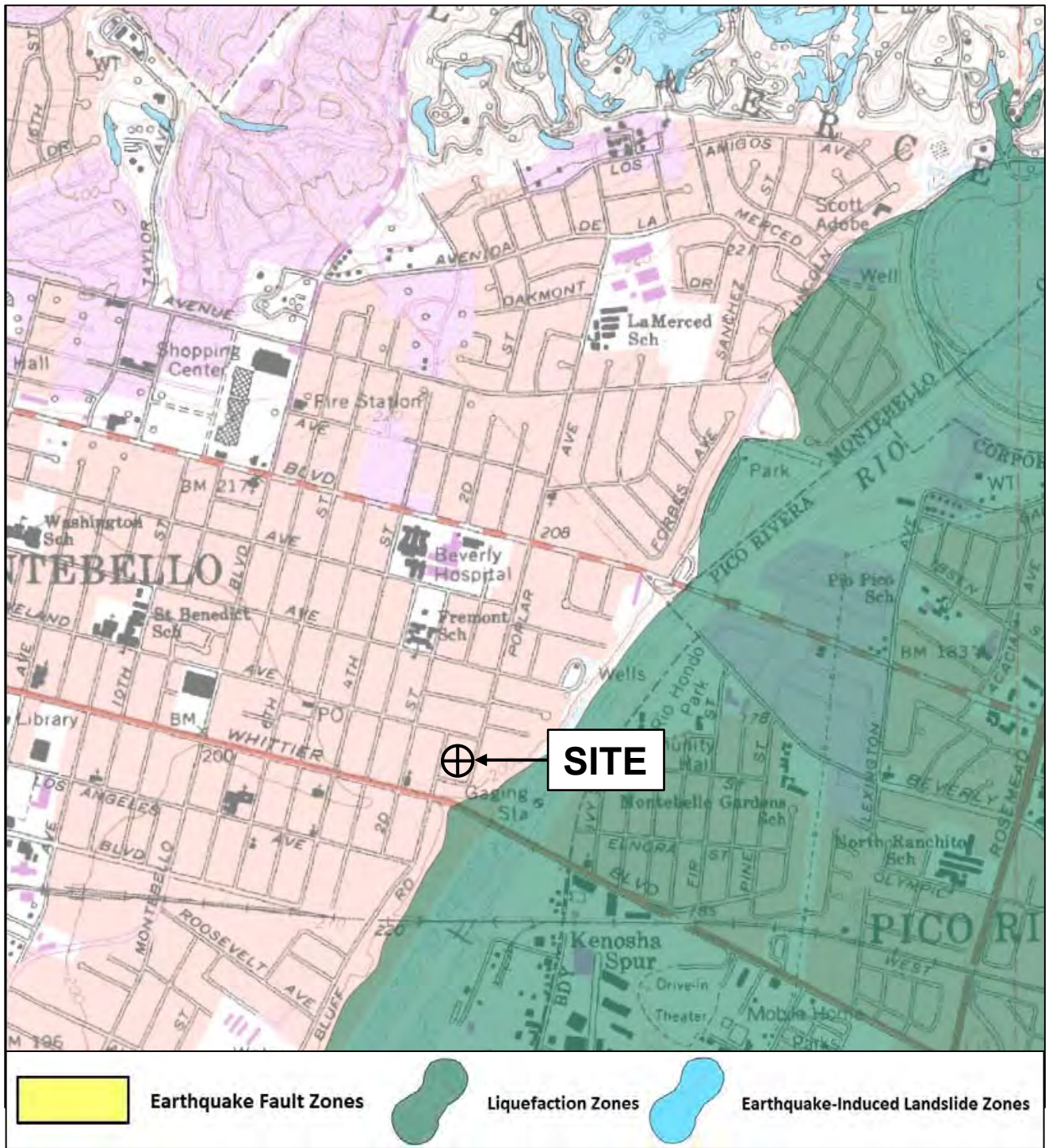
Regional Geologic Map

129-133 N. Poplar Avenue
Montebello, California

August 2020

Project 20-0708

Plate 2



Reference: CGS, 1999, Seismic Hazard Zones of the El Monte Quadrangle.
 CGS, 2017, Earthquake Fault Zones of the El Monte Quadrangle.



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 10120 National Blvd., Los Angeles, CA 90034
 Tel: 310.866.8977; Fax: 310.204.2459

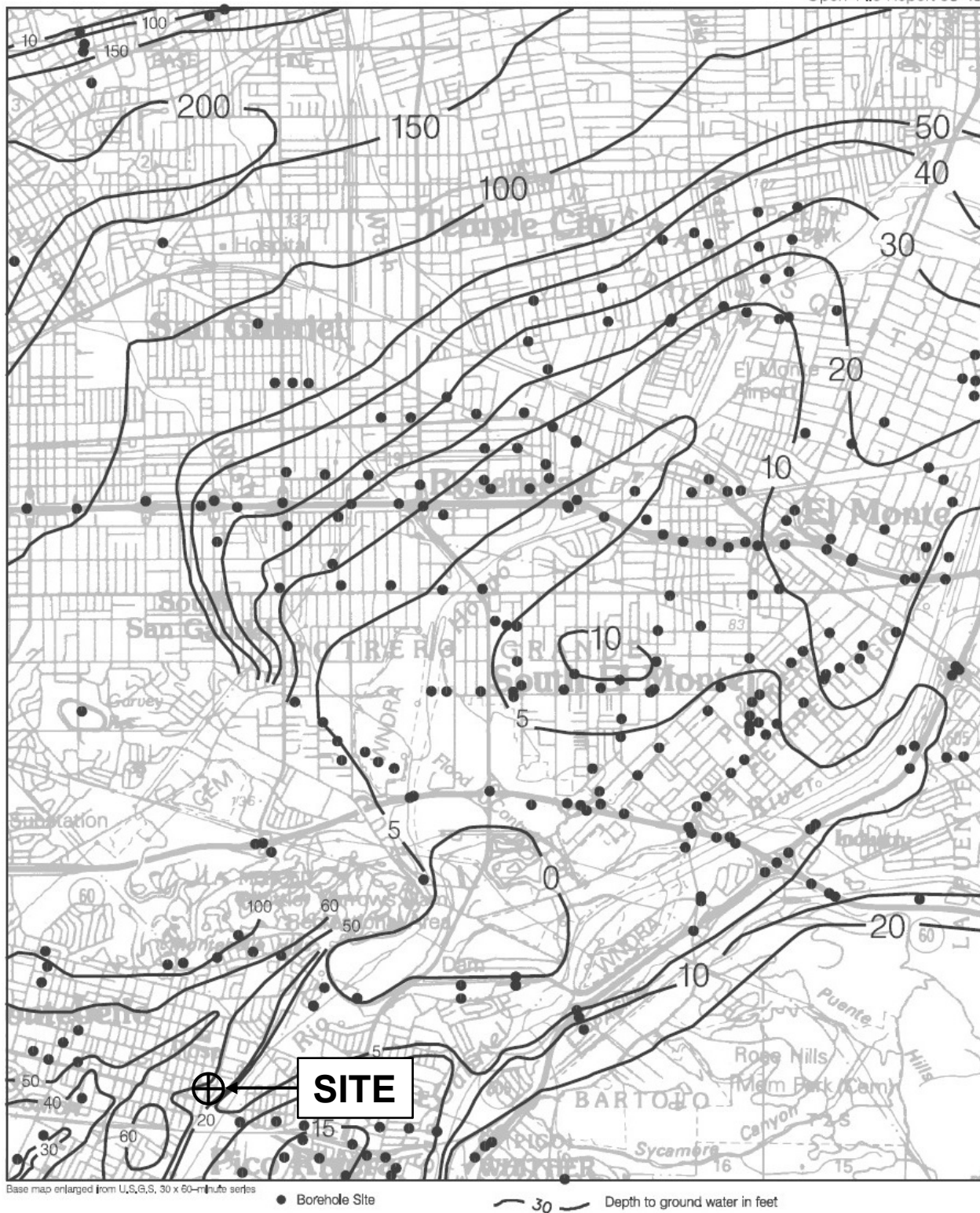
Seismic Hazard Zones Map

129-133 N. Poplar Avenue
 Montebello, California

August 2020

Project 20-0708

Plate 3



Reference: CGS ,1998, Seismic Hazard Zone Report for the El Monte 7.5-Minute Quadrangle.



LK Geotechnical Engineering, Inc.
10120 National Blvd., Los Angeles, CA 90034
Tel: 310.866.8977; Fax: 310.204.2459

Historically Highest Groundwater Map

129-133 Poplar Avenue
Montebello, California

August 2020

Project 20-0708

Plate 3



Appendix A

Field Exploration

We performed a field exploration consisting of logging of three (3) exploratory soil borings on July 23, 2020. The exploration was performed using hand labor. The borings were advanced to a maximum depth of approximately 21 feet below the existing grade. The approximate locations of the borings are shown on Plate 1.

The Boring Logs are presented on Plates A-1 through A-3. The Boring Logs describe the earth materials encountered, samples obtained, and show the field and laboratory tests performed. The borings were logged by an engineer or geologist using the Unified Soil Classification System. Drive and bulk samples of representative earth materials were obtained from the borings and delivered to the geotechnical laboratory for testing.

A California modified sampler was used to obtain drive samples of the soil encountered. This sampler consists of a 3-inch outside diameter (O.D.), 2.4-inch inside diameter (I.D.) split barrel shaft that was driven a total of 6-inches into the soil at the bottom of the boring. The soil was retained in brass rings for laboratory testing. Additional soil from each drive remaining in the cutting shoe was usually discarded after visually classifying the soil.

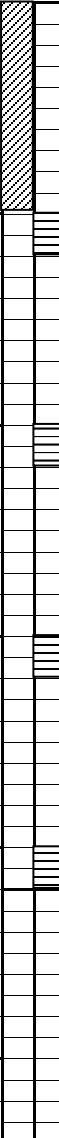
Upon completion of the geologic and geotechnical logging, the borings were backfilled with soil derived from the cuttings.

Percolation Testing

Percolation testing was performed using the falling head boring test method in accordance with the Los Angeles County "Guidelines for Geotechnical Investigation and Reporting Low Impact Development Stormwater Infiltration" dated June 30, 2017. The water level was measured to the nearest tenth of a foot and converted to inches in the calculation. The infiltration rate is shown in the table below and the raw data is attached.

Soil Infiltration Rate

Boring No.	Total Depth of Boring (ft)	Depth of Testing Zone (ft)	Soil Description of Testing Zone	Infiltration Rate (inch/hour)
B-1	20	15 – 20	Sandy Silt	0.72

PROJECT ADDRESS 129 - 133 N. Poplar Avenue Monetebello, CA						PROJECT NO. 20-0708		HOLE ID B-1	
SURFACE ELEVATIOIN (ft) N/A						DRILLING METHOD Hollow Stem Auguer		DATE DRILLED 7/23/2020	
						BOREHOLE DIAMETER 8 inches		DRILLER Charlies Soil Sampling	
GROUNDWATER DEPTH (ft) Not Encountered						HAMMER TYPE & EFFICIENCY Automatic Trip / Eri = 81%		LOGGED BY SL	
DEPTH (ft)	SAMPLE	BLOWS PER 6"	MOISTURE (%)	DRY UNIT WT (pcf)	USCS	DESCRIPTION			LAB TEST
Surface: grass lawn									
0		10.4	117.5	CL	Older Alluvium (Qae) Sandy CLAY; orange brown; stiff; dry	EI, CR			
5				CL	Sandy CLAY; orange brown; stiff; dry	DS			
10				CL/ML	Sandy CLAY to Sandy SILT; red brown; stiff damp; dry; riotleks	C			
15				CL	Sandy CLAY; red brown; stiff damp; dry; porous				
20				CL	Sandy CLAY; red brown to gray brown; stiff damp; dry; more sand				
25					Total depth = 21 ft				
LEGEND  Bulk Sample  Cal. Mod. Sample  SPT Sample  Groundwater Level						ACRONYM : FC: fine content; PA: particle size analysis; DS: direct shear; C: consolidation; PI: Atterberg limits; EI: expansive index; CR: corrosivity; CP: compaction curve; R: R-value NOTES : * Borehole was backfilled with soil cuttings			



PROJECT ADDRESS 129 - 133 N. Poplar Avenue Monetebello, CA						PROJECT NO. 20-0708		HOLE ID B-2	
						DRILLING METHOD Hand tool		DATE DRILLED 7/23/2020	
SURFACE ELEVATION (ft) N/A						BOREHOLE DIAMETER 5 inches		DRILLER JG	
GROUNDWATER DEPTH (ft) Not Encountered						HAMMER TYPE & EFFICIENCY N/A		LOGGED BY SL	
DEPTH (ft)	SAMPLE	BLOWS PER 6"	MOISTURE (%)	DRY UNIT WT (pcf)	USCS	DESCRIPTION			LAB TEST
Surface: grass lawn									
0						Older Alluvium (Qae)			
					CL/ML	Sandy CLAY to Sandy SILT; orange brown; stiff; dry			
5			12.0	114.9	CL/ML	Sandy CLAY to Sandy SILT; orange brown; stiff; dry			
			13.3	97.1	CL/ML	Sandy CLAY to Sandy SILT; orange brown; stiff; dry			
10						Total depth = 10 ft			
15									
20									
25									
LEGEND Bulk Sample Cal. Mod. Sample SPT Sample Groundwater Level						ACRONYM : FC: fine content; PA: particle size analysis; DS: direct shear; C: consolidation; PI: Atterberg limits; EI: expansive index; CR: corrosivity; CP: compaction curve; R: R-value NOTES : * Borehole was backfilled with soil cuttings			

PROJECT ADDRESS 129 - 133 N. Poplar Avenue Monterebello, CA						PROJECT NO. 20-0708		HOLE ID B-3		
SURFACE ELEVATIOIN (ft) N/A						DRILLING METHOD Hand tool		DATE DRILLED 7/23/2020		
						BOREHOLE DIAMETER 5 inches		DRILLER JG		
GROUNDWATER DEPTH (ft) Not Encountered						HAMMER TYPE & EFFICIENCY N/A		LOGGED BY SL		
DEPTH (ft) SAMPLE BLOWS PER 6" MOISTURE (%) DRY UNIT WT (pcf) USCS						DESCRIPTION				LAB TEST
0 Surface: grass lawn CL Older Alluvium (Qae) Sandy CLAY; orange brown; medium stiff; dry 13.1 107.7 CL/ML Sandy CLAY to Sandy SILT; orange brown; medium stiff; dry 10.5 104.2 CL/ML Sandy CLAY to Sandy SILT; orange brown; stiff; dry 10 Total depth = 10 ft 15 20 25										C
LEGEND Bulk Sample Cal. Mod. Sample SPT Sample Groundwater Level						ACRONYM : FC: fine content; PA: particle size analysis; DS: direct shear; C: consolidation; PI: Atterberg limits; EI: expansive index; CR: corrosivity; CP: compaction curve; R: R-value NOTES : * Borehole was backfilled with soil cuttings				

BORING PERCOLATION TESTING DATA

Reference: Los Angeles County (2014, 2017). Guidelines For Design, Investigation, and Reporting LID Stormwater Infiltration, GS200.1 & GS200.2

Project No.: 20-0708

Project Name: 129-133 N. Poplar Ave., Montebello, CA

Boring No.: B-1
Diameter of Boring (D): 8.0 inches
Depth of Boring (d_b): 20.0 feet = 240 inches
Diameter of Perc. Pipe: 3.0 inches
Length of Pipe (d_p): 20.0 feet = 240 inches
Perforated Section Depth: 15-20 feet

PRE-SOAK

Date: 7/23/2020
Start Time: 7:45 AM
Elapsed Time: 30.00 minutes
Water Remaining: yes

DETERMINE READING TIME INTERVAL

Date: 7/23/2020
Start Time: 8:15 AM
Elapsed Time: 30.00 minutes
Water Remaining: yes

REDUCTION FACTORS

Boring method: $RF_t = 2$ (default)
Site variability, number of tests: $RF_v = 1.00$ (1 ~ 3)
Long-term siltation, maintenance: $RF_s = 1.00$ (1 ~ 3)
Total Reduction Factor: $RF = RF_t \times RF_v \times RF_s$

PERCOLATION TEST		Test Date: <u>7/23/2020</u>		Test Performer: <u>SL</u>				Calculated by: <u>SL</u>			
Reading Number	Initial Time	Final Time	Elapsed Time	Initial depth to water surface	Final depth to water surface	Initial height of water column	Drop of water column	Water column area factor	Raw Percolation Rate	Total Reduction Factor	Design Infiltration Rate
	T _i	T _f	ΔT (min)	dw _i (inches)	dw _f (inches)	d _i (inches)	Δd (inches)	(2*d _i - Δd)/D	k _i = Δd/CF/ΔT (inch/hr)	RF	k = k _i / RF (inch/hr)
1	8:45 AM	9:15 AM	30	199.2	205.2	40.8	6.0	10.5	1.15	2.0	0.57
2	9:15 AM	9:45 AM	30	205.2	211.2	34.8	6.0	9.0	1.34	2.0	0.67
3	9:45 AM	10:15 AM	30	211.2	216.6	28.8	5.4	7.5	1.44	2.0	0.72
4	10:15 AM	10:45 AM	30	216.6	221.2	23.4	4.6	6.3	1.45	2.0	0.73
5	10:45 AM	11:15 AM	30	221.4	225.1	18.6	3.7	5.2	1.43	2.0	0.72
6	11:15 AM	11:45 AM	30	225.1	228.2	14.9	3.1	4.3	1.44	2.0	0.72

Recommended Design Infiltration Rate (inch/hr) = **0.72**

Reference: Los Angeles County (2014, 2017). Guidelines For Design, Investigation, and Reporting LID Stormwater Infiltration, GS200.1 & GS200.2



Appendix B Laboratory Testing

Representative soil samples collected from our field exploration were delivered to the EGL, Inc. of Arcadia, California for testing, and to evaluate relevant engineering properties. Based on our review of the laboratory data, LKGE concurs with and accept the laboratory testing results performed by EGL, Inc.

Laboratory Moisture Content and Density Tests

The moisture content and dry densities of selected driven samples obtained from the exploratory borings were evaluated in general accordance with the latest version of ASTM D 2937. The results are shown on the attached EGL report.

Direct Shear Test

Direct shear testing was conducted on representative soil samples to determine their shear strength in accordance with the ASTM D3080. The sample was saturated under normal load before testing. For each test, three samples were placed, one at a time, into the test apparatus and subjected to a range of normal loads appropriate for the anticipated conditions. The samples were then sheared at a constant shear rate of 0.01-inches per minute. Shear deformation was recorded until a maximum of about 0.3 inches of horizontal displacement was achieved. Ultimate shear strengths for each sample were selected from the shear stress-displacement data. Based on the test data, the stress generally becomes constant beyond 0.2 inch of displacement and it is our opinion that the samples were sheared to its ultimate strength status. The shear strength parameters are shown in the following table and on the attached EGL report.

Sample Location	Depth (ft.)	Soil Type	Soil Description	Ultimate Strength Parameters	
				Cohesion (psf)	Friction Angle (degrees)
B-1	5	Qae	Sandy CLAY	178	28

Consolidation Test

Consolidation testing was performed on representative soil samples under consolidated drained conditions per the ASTM D2435 Method. Axial loads were carried to a maximum of 8,000 psf. To hasten consolidation, investigate the collapsibility potential and similar possible adverse field conditions, water was added to an axial load of 2,000 psf. Compressibility of the soils within the zone of significant stress was investigated and the results are provided on the attached EGL report. The collapse/swell potential is tabulated below:

Sample Location	Depth (ft.)	Soil Type	Soil Description	Percent of Collapse (-)/ Swell (+)	Collapse Index
B-1	10	Qae	Sandy CLAY/Sandy SILT	0	None
B-3	3	Qae	Sandy CLAY/Sandy SILT	-1.4	Slightly



Expansion Index Test

Expansion Index testing was performed on representative soil sample(s) per the ASTM D4829 Method. The soil was molded to a 4-inch diameter, 1-inch thick specimen under a specified compactive energy at approximately 50 percent saturation, and then loaded with 144 psf equivalent surcharge under inundated condition. Readings of volumetric swell were taken for a period of 24 hours. The test results are presented in the attached AGI report.

Sample Location	Depth (ft.)	Soil Type	Soil Description	Expansion Index	Expansion Potential
B-1	0 – 5	Qae	Sandy CLAY/Sandy SILT	30	Low

Corrosivity Tests

Soil pH and resistivity tests were performed on a representative soil sample in general accordance with the latest version of California Test Method 643. The chloride content of the selected sample was evaluated in general accordance with the latest version of California Test Method 422. The sulfate content of the selected samples was evaluated in general accordance with the latest version of California Test Method 417. The test results are presented in the attached EGL report.

EGLAB, INC.,
11819 Goldring Road, Unit D, Arcadia, CA 91006
Ph: 626-263-3588; Fax: 626-263-3599; Email: ryan@eglab.com

August 17, 2020

LK Geotechnical Engineering, Inc.
10120 National Boulevard
Los Angeles, California 90034

Attn: Mr. Sean Lin

RE: LABORATORY TEST RESULTS/REPORT
Project Name: 129 Poplar Avenue, Montebello
Project No: 20-0708
EGL Job No. 20-122-036

Dear Mr. Lin:

We have completed the testing program conducted on samples from the above project. The tests were performed in accordance with testing procedures as follows:

TEST	METHOD
Moisture & Dry Density	ASTM D2937
Consolidation	ASTM D2435
Direct Shear	ASTM D3080
Corrosion	CT-417,422,643
Expansion Index	ASTM D4829

Enclosed is the Summary of Test Results.

We appreciate the opportunity to provide testing services to LK Geotechnical Engineering, Inc. Should you have any questions, please call the undersigned.

Sincerely yours,
EGLAB, Inc.


Ryan Jones, GE
Principal Engineer



SUMMARY OF LABORATORY TEST RESULTS

PROJECT NAME: 129 Poplar Avenue, Montebello

EGLAB JOB NO.: 20-122-036

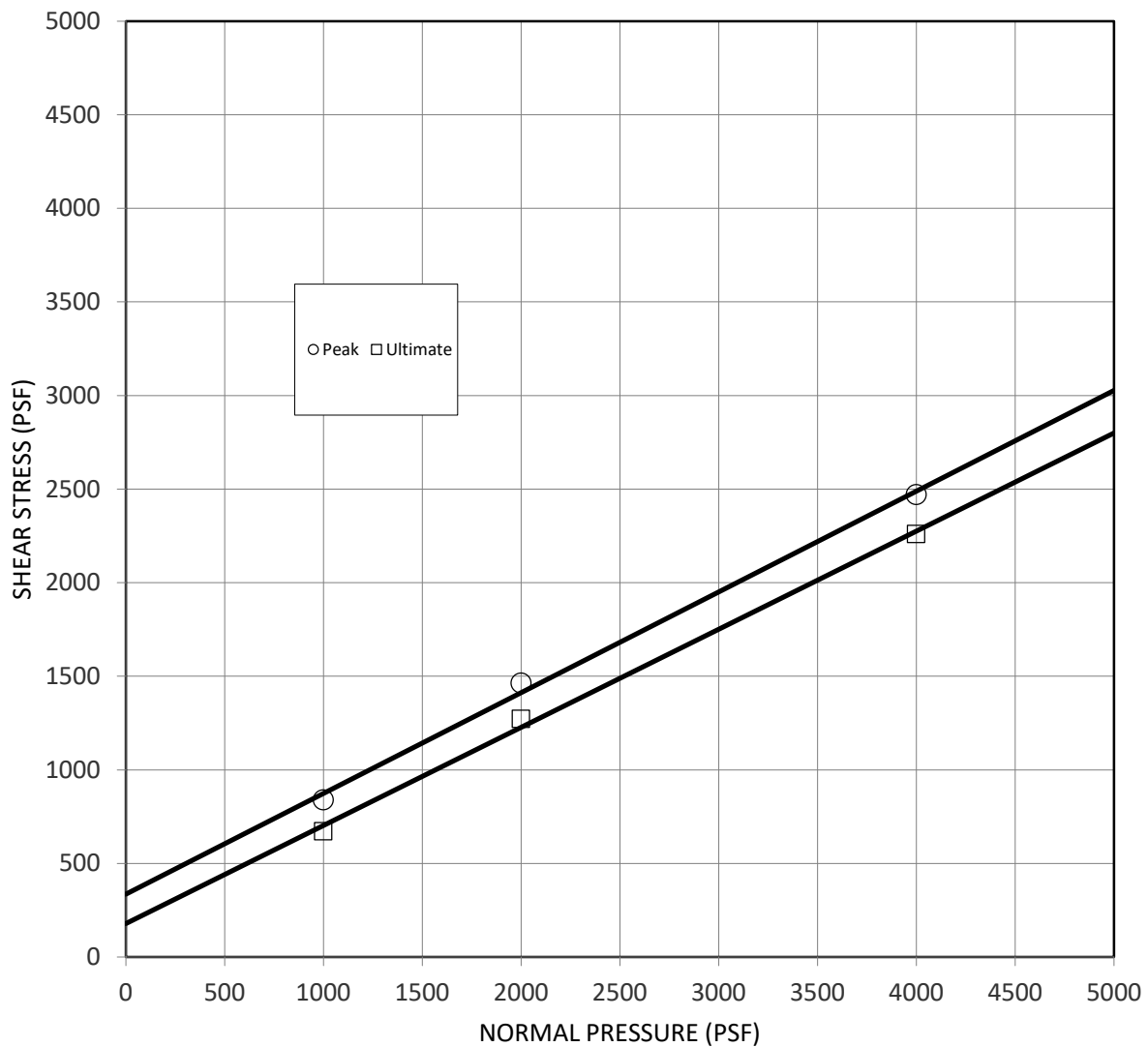
PROJECT NO.: 20-0708

CLIENT: LK Geotechnical

DATE: 8/4/2020

SUMMARIZED BY: JT

BORING NO.	SAMPLE NO.	DEPTH (ft)	MOISTURE CONTENT ASTM D2216 (%)	DRY DENSITY ASTM D2937 (PCF)
B-1	N/A	5.0	10.4	117.5
B-1	N/A	10.0	16.2	109.9
B-1	N/A	15.0	16.3	109.4
B-1	N/A	20.0	13.9	101.0
B-2	N/A	5.0	12.0	114.9
B-2	N/A	8.0	13.3	97.1
B-3	N/A	3.0	13.1	107.7
B-3	N/A	6.0	10.5	104.2



Boring No.	Sample No.	Depth (ft)	Sample Type	Soil Type	Symbol	Cohesion (PSF)	Friction Angle
B-1	N/A	5.0	Ring	CL	○	336	28
					□	178	28

Normal Stress (psf)	Initial Moisture (%)	Final Moisture (%)	γ_d (pcf)	S (%)
1000	10.4	19.1	116.1	100
2000	10.4	18.3	116.8	100
4000	10.4	17.5	118.9	100

EGLAB, INC.

Project Name:

129 Poplar Avenue, Montebello

Client: LK Geotechnical

Project No.: 20-0708

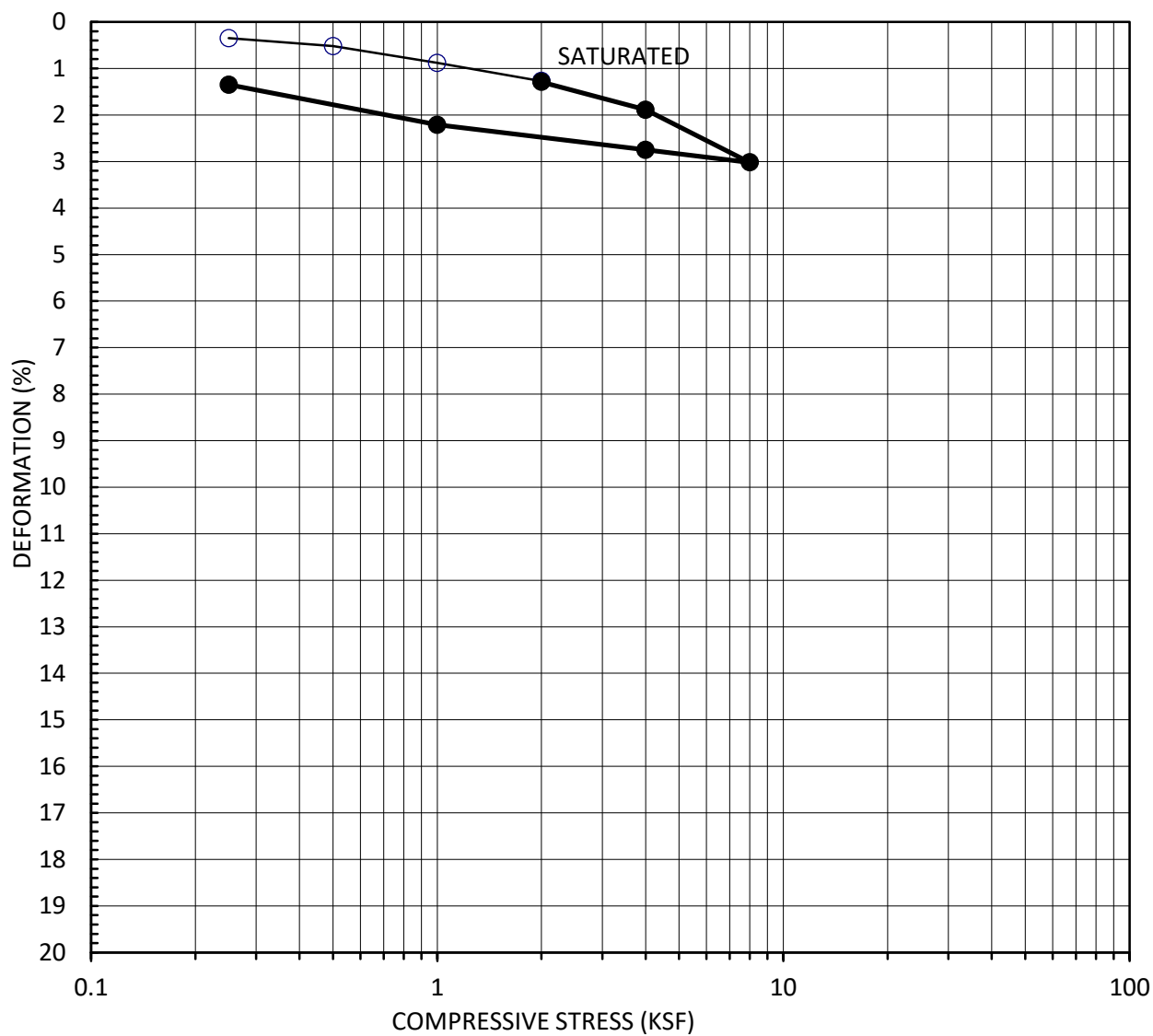
EGLAB Project No.: 20-122-036

DIRECT SHEAR

08/20

(ASTM D3080)

Figure



Symbol	Boring No.	Sample No.	Depth (Ft.)	Soil Type	Init. Moisture Content (%)	Init. Dry Density (PCF)	Init. Void Ratio
○	B-1	N/A	10.0	CL-ML	16.2	110.1	0.530

EGLAB, INC.

Project Name:

129 Poplar Avenue, Montebello

Client: LK Geotechnical

Project No.: 20-0708

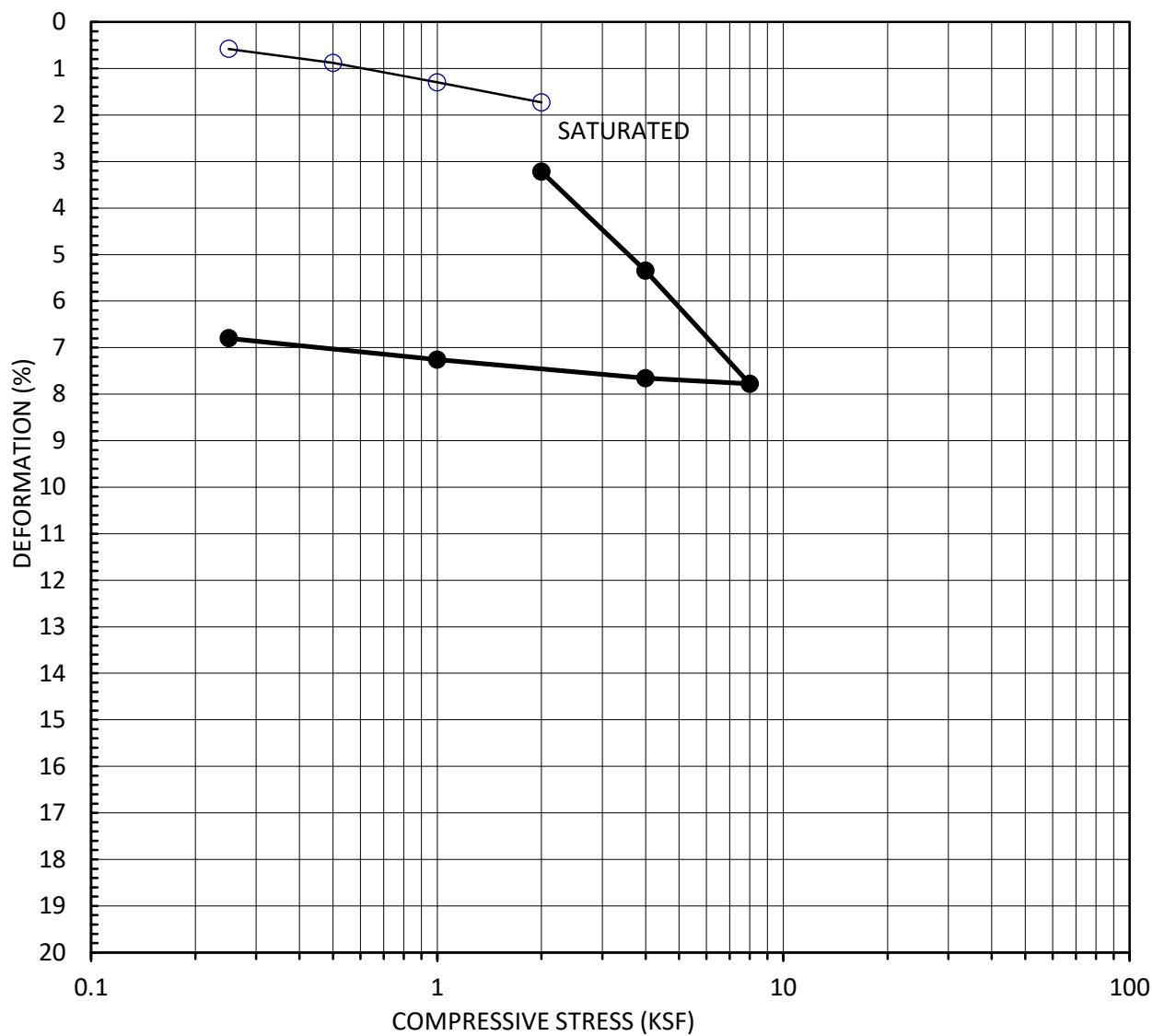
EGLAB Project No.: 20-122-036

CONSOLIDATION

08/20

(ASTM D2435)

Figure



Symbol	Boring No.	Sample No.	Depth (Ft.)	Soil Type	Init. Moisture Content (%)	Init. Dry Density (PCF)	Init. Void Ratio
○	B-3	N/A	3.0	CL	13.1	107.9	0.562

EGLAB, INC.

Project Name:

129 Poplar Avenue, Montebello

Client: LK Geotechnical

Project No.: 20-0708

EGLAB Project No.: 20-122-036

CONSOLIDATION

08/20

(ASTM D2435)

Figure

SUMMARY OF TEST RESULTS

PROJECT NAME: 129 Poplar Avenue, Montebello

EGLAB JOB No.: 20-122-036

PROJECT No.: 20-0708

CLIENT: LK Geotechnical

DATE: 8/4/2020

SUMMARIZED BY: JT

Boring No.	Sample No.	Depth (ft)	pH CalTrans 643	Chloride Content CalTrans 422 (ppm)	Sulfate Content CalTrans 417 (% by weight)	Minimum Resistivity CalTrans 643 (ohm-cm)	Expansion Index ASTM D 4829
B-1	N/A	0-5.0	7.81	255	0.005	3,800	30

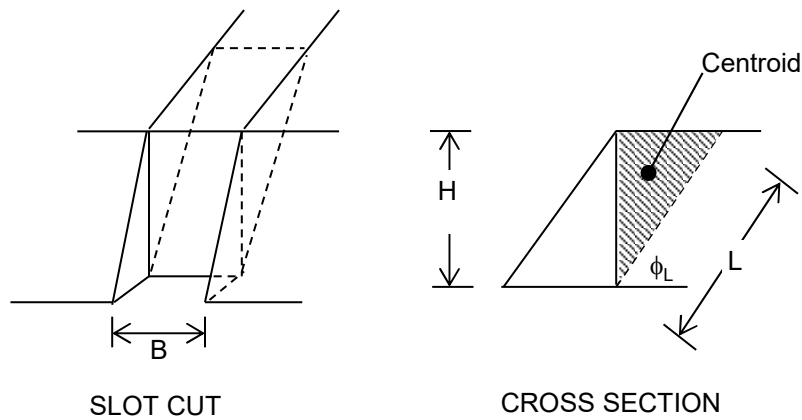


Appendix C

Engineering Calculations and Design Details

List of Plates

Plate No.	Plate Name
SC-1	Slot Cut Analysis



SLOT CUT SCHEMATIC DIAGRAM

Slot Cut Dimensions

Slot Cut Height, $H = 8.0$ ft
 Slot Cut Width, $B = 8.0$ ft
 Surcharge, $q = 1.0$ kips/ft

Soil Parameters

Unit weight of soil, $\gamma = 125.0$ pcf
 Cohesion, $C = 178.0$ psf
 Friction angle, $\phi = 28.0$ degrees

Generalized Limit Equilibrium Analysis

Potential sliding plane angle, $\phi_L = 59.0$ degrees
 Potential sliding plane length, $L = 9.3$ ft
 Depth of centroid, $d = 2.7$ ft

Unit Driving Force Calculations

Area of sliding, $A = 19.2$ ft²
 Weight of soil, $W = 2.4$ kips/ft
 Driving force, $F_D = 2.9$ kips/ft

Unit Resistant Force Calculations

Resistance on sliding plane, $R_B = 2.6$ kips/ft
 Resistance on side walls, $R_W = 0.272$ ksf

Factor of Safety Calculations

$F.S. = (R_B \cdot B + 2 \cdot A \cdot R_W) / (F_D \cdot B) = 1.3 > 1.25$

O.K.



Geotechnical

LK Geotechnical Engineering, Inc.
 10120 National Blvd., Los Angeles, CA 90034
 Tel: 310.866.8977; Fax: 310.204.2459

SLOT CUT ANALYSIS

129-133 N. Poplar Avenue
 Montebello, California

DATE:	August 2020	PROJECT #	20-0708	PLATE	SC-1
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APPENDIX D

ZC Sustainability,
116, 128 and 136 N. Poplar Avenue &
129 and 133 N. Poplar Avenue
CEQA SCPE Energy & Water
Efficiency Compliance Memo
January 10, 2022.

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116, 128 and 136 N. Poplar Avenue & 129 and 133 N. Poplar Avenue

CEQA SCPE Energy & Water Efficiency Compliance Memo

January 10, 2022

1. Executive Summary

The purpose of this memo is to describe how the 116, 128 and 136 N. Poplar Avenue & 129 and 133 N. Poplar Avenue project (Project), located in Montebello, CA 90640, will meet the Sustainable Communities Project CEQA Exemption (SCPE) criteria regarding energy and water efficiency (Public Resources Code Section 21155.1(a)(8)).

The Project consists of two residential buildings:

- 116, 128 and 136 N. Poplar Avenue consists of 140 dwelling units in a four-story building over two floors of subterranean parking.
- 129 and 133 N. Poplar Avenue consists of 16 dwelling units in a three-story building.

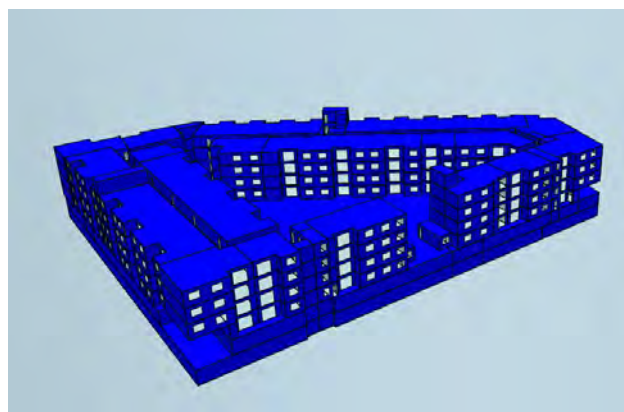
The Subsection (a) (8) requirements for Energy Efficiency and Water Usage Reduction are as follows:

The buildings in the transit priority project are 15 percent more energy efficient than required by Chapter 6 of Title 24 of the California Code of Regulations and the buildings and landscaping are designed to achieve 25 percent less water usage than the average household use in the region.

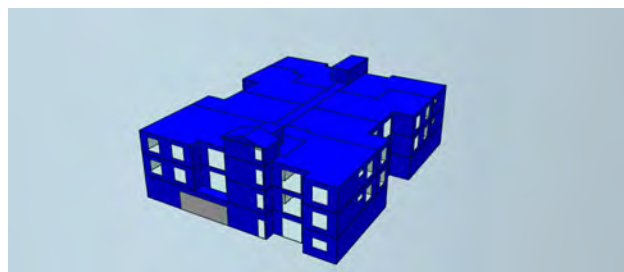
Results Summary

The Proposed Designs, utilizing the energy efficiency and water usage reduction strategies discussed in this memo, comply with both requirements. The analysis results are as follows:

- Energy Efficiency
 - 116, 128 and 136 N. Poplar Avenue: 15.8% more energy efficient than Title 24-2019, Part 6.
 - 129 and 133 N. Poplar Avenue: 15.2% more energy efficient than Title 24-2019, Part 6.
- Water Usage
 - o 116, 128 and 136 N. Poplar Avenue: 50.0% less water usage than the Metropolitan Water District (MWD) baseline.
 - o 129 and 133 N. Poplar Avenue: 56.5% less water usage than the Metropolitan Water District (MWD) baseline.



116, 128 and 136 N. Poplar Avenue
Energy model rendering



129 and 133 N. Poplar Avenue
Energy model rendering

2. Energy Efficiency

Both Project buildings utilized the Title 24-2019 Part 6 Whole Building Performance Approach to show compliance with the energy efficiency requirement.

116, 128 and 136 N. Poplar Avenue is subject to the High-Rise Residential Title 24-2019 Energy Code, while 129 and 133 N. Poplar Avenue is subject to the Low-Rise Residential Title 24-2019 Energy Code. As such, two separate energy models have been developed, using Title 24-2019 approved software, which is CBECC-Com for High-Rise Residential buildings (four-stories and above) and CBECC-Res for Low-Rise Residential buildings (up to three stories).

Since the project is currently in the entitlement review stage, all building features have not been fully designed. Assumptions based on experience with similar projects in this climate zone have been used when actual design information was not yet available.

Note: This analysis and the listed design features will be used to inform the final design. Any modification of the listed design features impacting energy efficiency will be analyzed to ensure the required 15% threshold is met.

2.1. Energy Efficiency Measures

The following Proposed Energy Efficiency Measures contribute to the reported energy savings:

- High-performance Low-e windows with very low Solar Heat Gain Coefficient (SHGC) and U-value.
- Overhangs & balconies shading the glazed patio doors below.
- Wood framed walls with R-21 batt insulation.
- Wood framed roof with R-38 batt insulation.
- Cool Roof Rating Council (CRRC) certified high-reflectance cool roof.
- Central water heating system with condensing natural gas water heaters.
- High-efficiency HVAC systems serving residential units and common spaces.
- A Photovoltaic (PV) system will further reduce energy use.
- Reduced Lighting wattage from LED fixtures throughout the buildings, including Common Spaces and Amenities, with Daylight and Motion Sensor controls.
- Low-flow fixtures: although energy savings from low-flow fixtures are not captured in the Title 24 energy analysis, this strategy significantly reduces the hot water usage and associated heating energy requirements.

The preliminary Title 24-2019 Reports, showing the Percentage Better than Standard (i.e. the Title 24-2019 Baseline Design), are shown on the next page.

2.2. Title 24-2019 Energy Performance Results

Following are the energy performance summary results from the Title 24-2019 Reports.

- 116, 128 and 136 N. Poplar Avenue, Title 24-2019 Compliance Results**

A. GENERAL INFORMATION					
1	Project Location (city)	Montebello	8	Standards Version	Compliance2019
2	CA Zip Code	90640	9	Compliance Software (version)	CBECC-Com 2019.2.0
3	Climate Zone	9	10	Weather File	LOS-ANGELES-DOWNTOWN_722874_CZ2010.epw
4	Total Conditioned Floor Area in Scope	146,856 ft ²	11	Building Orientation (deg)	(N) 16 deg
5	Total Unconditioned Floor Area	136,090 ft ²	12	Permitted Scope of Work	NewComplete
6	Total # of Stories (Habitable Above Grade)	4	13	Building Type(s)	High-Rise Residential
7	Total # of dwelling units	140	14	Gas Type	NaturalGas

C1. COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDV Energy Use, kBtu/ft ² -yr)			
COMPLIES			
Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV) ¹
Space Heating	3.66	3.49	0.17
Space Cooling	15.62	13.15	2.47
Indoor Fans	9.34	5.90	3.44
Heat Rejection	--	--	--
Pumps & Misc.	0.00	--	--
Domestic Hot Water	20.05	18.53	1.52
Indoor Lighting	0.56	0.36	0.20
ENERGY STANDARDS COMPLIANCE TOTAL	49.23	41.43	7.80 (15.8%)
¹ Notes: The number in parenthesis following the Compliance Margin in column 4. represents the Percent Better than Standard.			

The Title 24-2019 TDV Energy Use reduction is from 49.23 (Title 24 Standard Design) to 41.43 (Proposed Design). **The Proposed Design is 15.8% more energy efficient than Title 24-2019, Part 6.**

- 129 and 133 N. Poplar Avenue, Title 24-2019 Compliance Results**

GENERAL INFORMATION					
01	Project Name	Montebello 16-Unit - Low-Rise			
02	Run Title	Bldg Department Submittal			
03	Project Location	129 & 133 N. Poplar Ave			
04	City	Montebello	05	Standards Version	2019
06	Zip code	90640	07	Software Version	CBECC-Res 2019.2.0
08	Climate Zone	9	09	Front Orientation (deg/ Cardinal)	285
10	Building Type	Multifamily	11	Number of Dwelling Units	16
12	Project Scope	NewConstruction	13	Number of Bedrooms	30
14	Addition Cond. Floor Area (ft ²)	0	15	Number of Stories	2
16	Existing Cond. Floor Area (ft ²)	n/a	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft ²)	16908	19	Glazing Percentage (%)	12.16%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Is Natural Gas Available?	Yes			

ENERGY USE SUMMARY				
Energy Use (kTDV/ft ² -yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	3.83	4.39	-0.56	-14.6
Space Cooling	33.08	19.94	13.14	39.7
IAQ Ventilation	4.11	4.11	0	0
Water Heating	39.8	40.08	-0.28	-0.7
Self Utilization/Flexibility Credit	n/a	0	0	n/a
Compliance Energy Total	80.82	68.52	12.3	15.2

The Title 24-2019 TDV Energy Use reduction is from 80.82 (Title 24 Standard Design) to 68.52 (Proposed Design). **The Proposed Design is 15.2% more energy efficient than Title 24-2019, Part 6.**

3. Water Usage

The Subsection (a) (8) water efficiency requirement is that each project must achieve a 25 percent water use reduction from the regional average household water use.

For residential and mixed-use, residential/commercial buildings, the baseline is the average regional water use in Gallons Per Capita Per Day of 120 gallons as stated in the Metropolitan Water District Water Tomorrow Annual Report to the California State Legislature, Covering Fiscal Year 2019/20 (p. 28). The report is available at:

http://www.mwdh2o.com/WWAMaterials%20Provided%20to%20WaterDM/3.1_1.2_Regional_Progress_Report.pdf#search=3%2E1%5F1%2E2%5FRegional%5FProgress%5FReport

This is multiplied by 3.3, the assumed residential occupancy based on the most recent census data for households in the City of Montebello, to determine the average daily water use per residential unit.

The projected water use utilizes the flow rates are as follows. Other elements are calculated using accepted industry practice. The Title 24 CALGreen-permitted maximum fixture flow rates are as follows:

1. Showerheads: 1.8 GPM (gallons per minute, as required by CALGreen)
2. Lavatory faucets: 1.2 GPM (as required by CALGreen)
3. Kitchen faucets: 1.5 GPM (as required by CALGreen)
4. Tank water closets (toilets): 1.28 GPF (gallons per flush; as required by CALGreen)
5. Commercial clothes washers: Energy Star certified, 3.5 IWF (Integrated Water Factor)
6. Dishwashers: Energy Star certified, 3.5 GPC (Gallons per Cycle)

3.1. Projected Water Savings

The *Water Use Analyses* for this project, included in Appendix B, calculates both the baseline and projected water use, followed by the percentage savings. The projected water use for both 116, 128 and 136 N. Popular Avenue, and 129 and 133 N. Popular Avenue, is overall more efficient than required by Title 24, Part 11, CALGreen, which includes water efficiency measures to reduce water use. The specified water efficiency measures listed above would sufficiently reduce water use so that no additional water reduction measures would be necessary.

The water use reduction is as follows:

- For 116, 128 and 136 N. Popular Avenue, from 396.0 (baseline per unit) to 172.0 gpd (projected per unit). **The projected water use savings is 50.0%.**
- For 129 and 133 N. Popular Avenue, from 396.0 (baseline per unit) to 172.0 gpd (projected per unit). **The projected water use savings is 56.5%.**

Appendix A: Energy Analysis Design Features

The following table lists the building's design features and assumptions used in the energy analysis. These assumptions are based on the Current Design and on experience with similar projects in this climate zone when design information was not available at the time of this memo.

116, 128 and 136 N. Poplar Avenue			129 and 133 N. Poplar Avenue
Feature			
Project Description			
Location	Montebello, CA 90640		
CA Climate Zone	CZ-9		
Number of units	140 Units	16 Units	
Stories above grade	4	3	
Covered Parking	2 floors of subterranean parking	1 floor of ground floor parking	
Energy Code	Title 24–2019, Part 6		
Compliance Path	Whole Building Performance Approach		
Software	CBECC-Com 2019.2.0 SP1	CBECC-Res 2019.2.0	
Envelope			
Exterior Walls	Wood framed, 2x6, 16” OC + R-21 batt		
Underground floor/slab	Uninsulated Slab on Grade		
Floor above Parking	Uninsulated Concrete Slab		
Exterior Raised Floors	N/A		
Floors between conditioned spaces ¹	Wood framed, 16” OC, + R-19 batt insulation		
Top Roof	Wood framed, 16” OC, + R-38 batt insulation		
Cool Roof (Top Roof)	CRRC certified, 3-yr aged Reflectance = 0.70 & Emittance = 0.75		
Roof Deck	Wood framed, 16” OC + R-38 batt insulation		
Doors	Solid Wood Door, U = 0.50		
Windows			
Residential units	Dual pane, Low-e, in Vinyl Frame, U = 0.28 & SHGC = 0.20 (NFRC Rated Values)		
Gym, Office, Lobby	Dual pane, Low-e, in non-thermally broken metal frame U = 0.47 & SHGC = 0.22 (NFRC Rated Values)		

Ventilation		
Residential Units ¹	Continuously operating (bathroom) supply and exhaust fans, Outside Air (OSA) cfm per Title 24 requirements	
Other Spaces	HVAC provides OSA, cfm per Title 24	
Unconditioned occupied/transition spaces	Exhaust fans provide OSA, cfm per Title 24	
¹ Note that HVAC is not allowed to supply outside air in residential units		
HVAC Residential Units		
System Type	Split System Heat-Pumps	Split System Heat-Pumps
Cooling Efficiency	16 SEER	16 SEER
Heating Efficiency	8.5 HSPF	8.5 HSPF
Supply fan	Constant Volume	Constant Volume
Supply fan power	0.5” External Static Pressure	0.5” External Static Pressure
Filters	MERV-13	MERV-13
Duct Location	In ceiling (within the conditioned envelope)	
HVAC Corridors		
System Type	Ventilation Only	Ventilation Only
HVAC Gym & Office		
System Type	Split System Heat-Pumps	Split System Heat-Pumps
Cooling Efficiency	16 SEER	16 SEER
Heating Efficiency	8.5 HSPF	8.5 HSPF
Supply fan	Constant Volume	
Supply fan power	0.5” External Static Pressure (ESP)	
Capacities	Per ASHRAE Fundamentals: 25% heating and 15% cooling oversized	
Controls	Occupancy Sensor Control in required spaces	
Service Water Heating		
System Type	Central Water Heating System	Central Water Heating System
Water Heater type	Natural Gas Water Heaters	Natural Gas Water Heaters
Heating Efficiency	0.95 Efficiency	0.95 Efficiency
Hot water loop control	Timer & temperature	Timer & temperature

Solar Hot Water	No Solar Hot Water included	
Indoor Lighting		
Residential Units ¹	High Efficacy Fixtures (LED)	
Common Spaces	Average ~30% Lighting Power Density (LPD, W/sf) savings compared to Title 24-2019 Prescriptive allowances per occupancy type	
Controls	Title 24 Mandatory Daylight and Occupancy Sensor controls	
Renewable Energy		
Photovoltaic (PV)	No PV included	40 kW DC PV, per Title 24-2019
HERS Field Verifications		
Quality Insulation (QII)	NA	Yes
Dwelling unit leakage	Yes	Yes
Verified SEER / HSPF	NA	Yes
Duct Leakage Testing	No	Yes
Ducts in conditioned space	No	Yes
Hot water piping insulation	NA	Yes

Appendix B: Water Usage Analysis

116, 128 and 136 N. Popular Avenue, Montebello									
Water Use Analysis									
Fixture Type	Flow Rate ¹ (gpm or gpf)		Duration (min or # flush)		Daily Uses		Occupants	=	Gallons Per Day
Residential Water Use									
Showerheads residential	1.8	x	8	x	1	x	462	=	6,652.8
Lavatory faucets residential	1.2	x	0.25	x	5	x	462	=	693.0
Kitchen faucets	1.5	x	4	x	1	x	462	=	2,772.0
Tank water closets (M)	1.28	x	1	x	5	x	231	=	1,478.4
Tank water closets (F)	1.28	x	1	x	5	x	231	=	1,478.4
Clotheswashers (gal/person-day) ²	15.1						462	=	6,976.2
Dishwashers (gal/person-day) ³	0.7						462	=	323.4
Potable Water Irrigation (gpd (gallons per day)) ⁴								=	420.5
Pool Loss ⁵								=	529.5
Total Daily Baseline Water Use (BWU) in Gallons Per Day								=	21,786.6
Average Water Use per Household per Day = 21,786.6 gpd/140 units								=	155.7
Current Water Use per Multi-Family Household (MWD 2019/20 Water Tomorrow Annual Report)									
Gallons Per Capita Per Day = 120 x 3.3 occupants/unit per 2020 US Census									317.1
Water Use per Unit per Day (inc. appliances & landscape)									155.7
Percent Reduction from MWD Baseline									50.0
Assumptions									
140 residential units x 3.3 occupants/unit (per 2020 US Census) = 462 occupants.									
1. Flow rates are the maximum allowed under Title 24, Part 11, CALGreen									
2. Clothes Washer in each unit (baseline per Homes v4, 15.1 gal per person per day, WF=9.5). High efficiency WF=3.2, therefore 33.6% of baseline, or 5.08 gal per person per day.									
3. Dishwashers assumed in each unit (baseline per Homes v4, 0.7 gal per person per day, 6.5 GPC). High efficiency dishwashers can be 4 GPC, therefore 61% of baseline, or 0.43 gal per person per day.									
4. Landscaping potable water use calculated using LEED v4 Outdoor Water Use Reduction Calculator v02. Assumes efficient irrigation system and drought tolerant plants. Estimated landscape area is 6,072 SF.									
5. Pool/spa surface total 448 SF (385 SF pool + 63 SF spa). Avg 0.25 inch/0.021 ft loss per day, or 55.8 gallons to be made up per day.									

129 and 133 N. Poplar Avenue, Montebello

Water Use Analysis

Fixture Type	Flow Rate ¹ (gpm or gpf)		Duration (min or # flush)		Daily Uses		Occupants	=	Gallons Per Day
Residential Water Use									
Showerheads residential	1.8	x	8	x	1	x	53	=	763.2
Lavatory faucets residential	1.2	x	0.25	x	5	x	53	=	79.5
Kitchen faucets	1.5	x	4	x	1	x	53	=	318.0
Tank water closets (M)	1.28	x	1	x	5	x	17	=	108.8
Tank water closets (F)	1.28	x	1	x	5	x	17	=	108.8
Clotheswashers (gal/person-day) ²	15.1						53	=	800.3
Dishwashers (gal/person-day) ³	0.7						53	=	37.1
Potable Water Irrigation (gpd (gallons per day)) ⁴								=	73.3
Total Daily Baseline Water Use (BWU) in Gallons Per Day								=	2,751.4
Average Water Use per Household per Day = 2,751.4 gpd/16 units								=	172.0

Current Water Use per Multi-Family Household (MWD 2019/20 Water Tomorrow Annual Report)									
Gallons Per Capita Per Day = 120 x 3.3 occupants/unit per 2020 US Census									396.0
Water Use per Unit per Day (inc. appliances & landscape)									172.0
Percent Reduction from MWD Baseline									56.5

Assumptions									
16 residential units x 3.3 occupants/unit (per 2020 US Census) = 53 occupants.									
1. Flow rates are the maximum allowed under Title 24, Part 11, CALGreen									
2. Clothes Washer in each unit (baseline per Homes v4, 15.1 gal per person per day, WF=9.5). High efficiency WF=3.2, therefore 33.6% of baseline, or 5.08 gal per person per day.									
3. Dishwashers assumed in each unit (baseline per Homes v4, 0.7 gal per person per day, 6.5 GPC). High efficiency dishwashers can be 4 GPC, therefore 61% of baseline, or 0.43 gal per person per day.									
4. Landscaping potable water use calculated using LEED v4 Outdoor Water Use Reduction Calculator v02. Assumes efficient irrigation system and drought tolerant plants. Estimated landscape area is 840 SF.									

APPENDIX E

Southern California Edison,
Service Area Fact Sheet

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SOUTHERN CALIFORNIA EDISON'S SERVICE AREA

Southern California Edison is one of the nation's largest electric utilities, providing electric service to approximately 15 million people through 5 million customer accounts.

SCE's service area includes portions of 15 counties and hundreds of cities and communities in a 50,000-square-mile service area within Central, Coastal and Southern California.



For more information, visit sce.com

INCORPORATED CITIES AND COUNTIES SERVED BY SCE

COUNTIES

Fresno	Kern	Madera	Riverside	Tuolumne
Imperial	Kings	Mono	San Bernardino	Tulare
Inyo	Los Angeles	Orange	Santa Barbara	Ventura

CITIES

Adelanto	Commerce	Hesperia	Lynwood	Porterville	Tehachapi
Agoura Hills	Compton	Hidden Hills	Malibu	Rancho Cucamonga	Temecula
Alhambra	Corona	Highland	Mammoth Lakes	Rancho Mirage	Temple City
Aliso Viejo	Costa Mesa	Huntington Beach	Manhattan Beach	Rancho Palos Verdes	Thousand Oaks
Apple Valley	Covina	Huntington Park	Maywood	Rancho Santa Margarita	Torrance
Arcadia	Cudahy	Indian Wells	McFarland	Redlands	Tulare
Artesia	Culver City	Industry	Menifee	Redondo Beach	Tustin
Avalon	Cypress	Inglewood	Mission Viejo	Rialto	Twentynine Palms
Baldwin Park	Delano	Irvine	Monrovia	Ridgecrest	Upland
Barstow	Desert Hot Springs	Irwindale	Montclair	Rolling Hills	Ventura
Beaumont	Diamond Bar	Jurupa Valley	Montebello	Rolling Hills Estates	Victorville
Bell	Downey	La Canada Flintridge	Monterey Park	Rosemead	Villa Park
Bell Gardens	Duarte	La Habra	Moorpark	San Bernardino	Visalia
Bellflower	Eastvale	La Habra Heights	Moreno Valley	San Dimas	Walnut
Beverly Hills	El Monte	La Mirada	Murrieta	San Fernando	West Covina
Bishop	El Segundo	La Palma	Newport Beach	San Gabriel	West Hollywood
Blythe	Exeter	La Puente	Norco	San Jacinto	Westlake Village
Bradbury	Farmersville	La Verne	Norwalk	San Marino	Westminster
Brea	Fillmore	Laguna Beach	Ojai	Santa Ana	Whittier
Buena Park	Fontana	Laguna Hills	Ontario	Santa Barbara	Wildomar
Calabasas	Fountain Valley	Laguna Niguel	Orange	Santa Clarita	Woodlake (Three Rivers)
California City	Fullerton	Laguna Woods	Oxnard	Santa Fe Springs	Ventura
Calimesa	Garden Grove	Lake Elsinore	Palm Desert	Santa Monica	Yorba Linda
Camarillo	Gardena	Lake Forest	Palm Springs	Santa Paula	Yucaipa
Canyon Lake	Glendora	Lakewood	Palmdale	Seal Beach	Yucca Valley
Carpinteria	Goleta	Lancaster	Palos Verdes Estates	Sierra Madre	
Carson	Grand Terrace	Lawndale	Paramount	Signal Hill	
Cathedral City	Hanford	Lindsay	Perris	Simi Valley	
Cerritos	Hawaiian Gardens	Loma Linda	Pico Rivera	South El Monte	
Chino	Hawthorne	Lomita	Placentia	South Gate	
Chino Hills	Hemet	Long Beach	Pomona	South Pasadena	
Claremont	Hermosa Beach	Los Alamitos	Port Hueneme	Stanton	

FEDERALLY RECOGNIZED TRIBES IN SCE'S SERVICE AREA

FEDERALLY RECOGNIZED TRIBES

Agua Caliente Band of Cahuilla Indians

Benton Paiute Tribe

Bishop Paiute Tribe

Bridgeport Paiute Indian Colony

Chemehuevi Indian Tribe

Colorado River Indian Tribes

Death Valley Timbisha Shoshone Tribe

Morongo Band of Mission Indians

Pechanga Band of Luiseño Indians

San Manuel Band of Mission Indians

Soboba Band of Luiseño Indians

Tule River Indian Tribe

Twenty-Nine Palms Band of Mission Indians

OTHER COMMUNITIES

In addition, SCE serves the majority of unincorporated communities and census-designated places within its service area.

RESOLUTION NO. 22-18

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEBELLO, CALIFORNIA APPROVING A PLANNED DEVELOPMENT DISTRICT, A PARKING MANAGEMENT PLAN, A SITE PLAN REVIEW (CASE NO. PC-2021-008-PD-PMP-SPR) ALLOWING THE CONSTRUCTION OF 140 DWELLING UNITS AT 116, 128, AND 136 N. POPLAR AVE ("PROJECT A") AND 16 DWELLING UNITS AT 129 AND 133 N. POPLAR AVE ("PROJECT B") AND DETERMINATION THAT THE PROJECT IS STATUTORILY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO THE SUSTAINABLE COMMUNITIES PROJECT EXEMPTION UNDER PUBLIC RESOURCES CODE SECTION 21155.1 (ENV NO. 04-22-SE)

WHEREAS, the City of Montebello ("City") received an application from Magna & Magna, Inc. ("Applicant") for a Planned Development District ("PD"), Site Plan Review ("SPR"), Parking Management Plan ("PMP") (Case No. PC-2021-0008-PD-PMP-SPR), and a Development Agreement (DA-04-21) to allow the construction of 156 apartment units combined with parking and related amenities ("Project") consisting of two (2) locations: 116 , 128 ,and 136 N. Poplar Avenue ("Project A") and 129, and 133 N. Poplar Avenue ("Project B"); and

WHEREAS, Project A consists of the construction of a four (4)-story residential building approximately 73,807 square feet with a hundred-forty (140) dwelling units, including thirty (30) affordable housing units, together with parking and related amenities and Project B, consists of the construction of a three (3)-story residential building approximately 12,500 square feet with sixteen (16) dwelling units, including two (2) affordable housing units, together with parking and related amenities; and

WHEREAS, pursuant to Section 17.38.010 of the Montebello Municipal Code ("MMC"), a PD is a master planning mechanism for the orderly development of larger parcels of land in residential, commercial and manufacturing zones where the existing underlying development standards do not functionally allow for reasonable development; and

WHEREAS, Section 17.38.070(F) of the MMC authorizes the Planning Commission and City Council to allow exceptions to standards or baseline development requirements in Planned Development Districts; and

WHEREAS, pursuant to Section 17.74.030 of the MMC, a SPR is required for all residential projects resulting in three or more dwelling units and for all commercial and industrial projects involving the construction of five thousand square feet or more of building area; and

WHEREAS, pursuant to Section 17.52.280 of the MMC, tandem, stacked, valet and attended off-street parking are subject to approval of a PMP by the Planning Commission; and

WHEREAS, the California Legislature adopted the "Development Agreement Statute," section 65864 of the Government Code, to strengthen the public planning process, encourage

Resolution No. 22-18

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private participation in comprehensive planning, and reduce the economic risk of development; and

WHEREAS, the City of Montebello (the “City”) is authorized pursuant to the Development Agreement Statute to enter into development agreements with persons having legal or equitable interests in real property for the purpose of establishing certainty for both the City and the owner of the development process; and

WHEREAS, the Development Agreement Statute requires development agreements to be approved by an ordinance adopted by the City Council of the City of Montebello (“City Council”), and following public hearings conducted by the Planning Commission and the City Council; and

WHEREAS, the Applicant and the City have negotiated a statutory development agreement pursuant to the Development Agreement Statute under Government Code Sections 65864 *et seq.*; and

WHEREAS, the Development Agreement (“DA No. 04-21”) and Ordinance approving the Project are considered a “project” per the California Environmental Quality Act (“CEQA”); and

WHEREAS, the Application is a discretionary action of the City and a “project” within the meaning of the California Environmental Quality Act (“CEQA”), and the City of Montebello is the lead agency for the proposed Project; and

WHEREAS, consistent with the requirements of CEQA, the project is exempt under CEQA pursuant to California Public Resources Code (“PRC”) Section 21155.1 under the Sustainable Communities Project Exemption (“SCPE”) (ENV No. 04-22-SE) if the City Council finds, after conducting a public hearing, that the transit priority project meets all of the requirements of subdivisions (a) and (b) and one of the requirements of subdivision (c);

WHEREAS, the Project is a transit priority project and meets the requirements of PRC Section 21155 subdivisions (a) and (b) and Section 21155.1 subdivisions (a) and (b) and one of the requirements of subdivision (c). Refer to “Attachment A” for additional details and findings in connection with the SCPE; and

WHEREAS, a duly noticed public hearing has been held, and the Planning Commission has received and considered the Application, staff presentations, recommendations, public testimony, and all other substantial evidence presented at the public hearing and included in the record for this matter; and

WHEREAS, on April 13, 2022 the City Council held a duly noticed public hearing on the Application and DA-04-21 and all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, the Planning Commission of the City of Montebello hereby finds, declares, and resolves as follows:

SECTION 1. RECITALS. The foregoing recitals are true and correct and are hereby incorporated as substantive findings of this Resolution.

SECTION 2. FINDINGS. Based on the staff reports, presentations, public testimony, comments, Planning Commission recommendations, Montebello Municipal Code (“MMC”), City’s General Plan, and other evidence presented at the duly noticed public hearing on this matter, the City Council hereby finds the following:

A. Pursuant to Section 17.38.110 of the Montebello Municipal Code, the City Council finds that the Plan Development District:

1. Is in compliance with the provisions of MMC Chapter 17.38.

The proposed Planned Development is in compliance with Chapter 17.38 of the Zoning Code. Consistent with MMC Section 17.38.010, the Planned Development would allow for flexibility in land use controls, as the existing underlying development standards do not functionally allow for reasonable development of the project sites. The projects proposed for Project Site A and Project Site B are in substantial compliance with the MMC; however, inefficiencies in the MMC do not recognize current residential building and market trends or site specific conditions. Therefore, relief is sought for certain development standards contained in the MMC through a Planned Development approval.

As detailed below, consistent with MMC Chapter 17.38, the Planned Development would, among other things: provide for sound and efficient development of project sites with unique topographic land features and/or having irregular shape; allow the development of large residential projects in such a manner to ensure that the projects are consistent with the elements of the general plan, and to assure that the projects will be compatible with surrounding existing and proposed land uses; reduce or eliminate the rigidity, delays, and inequities that otherwise may result from the application of land use regulations; and encourage architectural design diversity and avoid monotony by allowing greater freedom in the design of architectural elements to provide access, light, open space, and amenities in an aesthetically pleasing manner. Consistent with MMC Section 17.38.040, the project sites comprising the Planned Development would have a total area of more than one-half acre. With approval of the Planned Development, the projects will be in compliance with the MMC.

Project A

Project Site A is an approximately 73,807 square foot trapezoidal irregularly-shaped site. The topography of the site trends downwards

towards the south and east and presents unique challenges to the development of a MMC compliant, modern, and architecturally uniform structure. This is reflected in the irregular and inefficient location of the current buildings including carports on the site. The R-3 Multiple Family Residential Zone standards provide a significant impediment to the development of modern and efficient residential units. In this case, there will be three (3) separate parcels held together as one for a single building site. The MMC allows one unit per 3,000 square feet of lot area; therefore, the site could only yield 24 units under the current density standards. There are currently 41 units located on the project site, almost double the number permitted under the MMC. As part of the required Planned Development approval, the project includes 140 units (including 30 units affordable to lower-income households) at a density of approximately 83 units per acre. This density is consistently found in many communities in the region. Project A's design and layout are efficient and self-contained with on-site amenities and parking.

The MMC allows a maximum of 1 bedroom per 1,000 square feet of lot area; therefore, the site could only yield 74 bedrooms under this standard. Project A would include a total of 237 bedrooms, exceeding this requirement. The project includes a mix of studio, one, two, and three-bedroom units and units that will range in size as follows: 616 square feet for the studio units; one-bedroom units from 730 square feet to 900 square feet; two-bedroom units from 1,100 square feet to 1,500 square feet; and three-bedroom units from 1,472 to 1,780 square feet. These unit sizes are ample and spacious for the market and match or exceed square footages seen in similar projects. The building is integrated into the landscape and takes into account the sloping topography, unique shape of the lot, and constrained access to the site from Poplar Avenue. Applying the MMC standards for density and bedroom count would negatively impact the unit count and unit sizes of the project and discourage flexibility and design innovation of the project floor plans, ultimately reducing the number, variety, and quality of units that could be provided.

Per the MMC, the maximum lot coverage in the R-3 Zone is 60%. Lot coverage standards exist to regulate the number and size of structures on a lot to allow for open space and adequate light and ventilation. Typically, lot coverage represents the percentage of building area—generally measured by the building footprint or roof lines as a proportion to the land area of the site. The existing site is developed with structures of varying sizes and shapes and currently has a lot coverage of approximately 42%. The proposed project would have a lot coverage of 57%, in compliance with the MMC standard.

The maximum height allowed in the R-3 zone is 25 feet. The Planned Development is proposing to exceed the permitted height of 25 feet. The MMC

height regulation is overly restrictive and is lower than the height limits set forth in Single-Family Residential (R-1) zones. The height of the proposed building is 47 feet and 4 stories, as measured under the MMC, and does not include stepbacks. The topography of the site slopes to the south and east, necessitating the zoning code deviations sought through the Planned Development for the project to integrate all parking, open space, and amenities into one cohesive building. The south elevation of the proposed building would be partially obscured from Whittier Boulevard due to southward sloping conditions including the closed off, but non-vacated portion of Poplar Avenue and existing buildings along the street. The site to the east immediately abutting the project is significantly lower in elevation and views of the proposed building would be partially obstructed by an existing retaining wall on that site. The building setbacks and articulation will serve to adequately relate the building to adjacent properties.

The MMC requires a minimum open space of 150 square feet per unit for private open space and 100 square feet per unit for common open space with a total of 300 square feet open space per unit thus requiring 42,000 square feet in total. The nature of the topography of the site and its shape precludes the project from providing the minimum open space distribution between private and common open space; therefore, the project requests an approximate 25% reduction in required open space and would provide a total of 31,360 square feet of open space. The requested open space reduction is appropriate because the project would still provide ample private and public on-site open space, especially compared to the existing development which includes very little on-site open space. The project features state-of-the-art amenities, including balconies for each unit, a courtyard with a pool, water feature, kids play area, barbeques, cabanas, seating areas, and a solar panel zone designed for the installation of future solar panels. Therefore, the project provides abundant open space and high-quality open space and recreation areas for residents, and the triangular design of the building with a large central open courtyard will provide all units in the building ample light and ventilation.

Pursuant to the State of California's Density Bonus Law (Cal. Govt. Code Section 65915), because the project would include at least 10% of the units for lower-income households, the project is not required to provide more than one on-site parking space per studio unit and one-bedroom unit, and 1.5 on-site parking space per two-bedroom unit and three-bedroom units (including parking for persons with a disability and guest parking). Per Section 17.52.050 of the MMC, the 140-unit project will require 327 off-street parking spaces. However, based on the ratios provided under the State of California's Density Bonus Law, Project A is required to provide a minimum of 182 total parking spaces. The project will exceed this requirement and provide a

total of 298 parking spaces located in two subterranean levels. In addition, the project will provide 14 short-term bicycle racks and 140 long-term bicycle racks. The proposed building provides an efficient design and layout considering the site constraints and is designed to be fully self-contained as it relates to parking including the use of tandem and compact parking spaces. The project would include the approval of a Parking Management Plan for the tandem and compact parking spaces. Public transportation options exist for residents of the project. For example, Project Site A is located within 1,000 feet of a Montebello Bus Lines #10 line stop and the Montebello Transportation Department administers a "Dial a Taxi" program to residents that are disabled or over age 62. Finally, the project is well-served by other modes of public transportation including Metro Bus lines and offers its residents many choices for access to the aforementioned bike parking and to ride-share services.

The MMC requires building setbacks of 20 feet from the front property line, 5 feet along the side yard setback and 10 feet from the rear yard property line. The MMC also requires a one-foot stepback for every three feet over 15 feet. In this case, the project meets all the required building setbacks, except it does not include the one-foot stepback. The setbacks are building facades and elevations is sufficient given the building's contemporary Mediterranean architectural style and inviting residential appearance, main entryway to the courtyard with a direct visual line of sight, and abundant landscaping along the front setback. If the stepback requirements were observed, it would require the reduction of the courtyard area and would reduce the overall number of units.

The MMC requires 100 cubic feet of storage per residential unit. The building's subterranean garage is the most efficient and effective location for these storage units given the site topographical and access constraints. The project offers storage units for each unit in the building conveniently located at both garage levels. The project includes storage units that are generally stacked and include 136.9 cubic feet per unit. In addition, each residential unit has ample interior closet space offsetting the need for such extensive storage requirements.

The MMC requires trash areas for multiple-family dwellings to provide the equivalent of not less than seventy-five (75) gallon capacity container per dwelling unit. Where commercial trash containers (three cubic yards or more) are used, one container is required for every seven (7) dwelling units and trash areas are required to be located within one hundred fifty feet of the units which they serve. Under the MMC, the project would be required to provide twenty (20) commercial trash containers, and the project includes trash rooms with trash bin areas located at three locations in the upper parking level with a total of twenty-four (24) trash bins. These bins are served by trash chutes for convenient and easy access by the residents. The project will have frequent trash pickup service throughout the week to ensure that the project's trash

demands are adequately served. With twenty-four (24) commercial trash bins and frequent trash pickup service, the project will include adequate trash facilities.

The project will be fully code compliant with all applicable fire/life/safety and California Title 24 building energy efficiency standards. In addition, the project will be responsible for paying all applicable fees and will upgrade all utilities and infrastructure to serve the projects thereby not negatively impacting the surrounding area or the City as a whole. The new construction will positively enhance property values and the property tax base of the City. With approval of the Planned Development, Project A will be in compliance with the MMC.

Project B

Project Site B comprises two parcels with approximately 12,500 square feet that is rectangularly-shaped. While the shape of the lot is not irregular, the density and other regulatory standards set forth in the R-3 Multiple Family Residential Zone would allow for the construction of a maximum of four (4) units and as such is not conducive to the encouragement of reinvestment in housing stock. In this case, there will be two (2) separate parcels held together as one for a uniform project. The MMC allows one (1) unit per 3,000 square feet of lot area; therefore, the site could only yield four (4) units under the density standards and allows bedroom per 1,000 square feet of lot area. The site is currently improved with two (2) single-family residences. Utilizing the Planned Development approval, the project will exceed the permitted density and propose sixteen (16) units (including 2 units affordable to lower-income households) at a density of approximately fifty-six (56) units per acre. This density is consistently found in many communities in the region. Project B's design and layout are efficient and self-contained with on-site amenities and parking.

The MMC allows a maximum of one (1) bedroom per 1,000 square feet of lot area; therefore, the site could only yield twelve (12) bedrooms under this standard. Project A would include a total of thirty (30) bedrooms, exceeding this limit. The project includes a mix of one-, two-, and three-bedroom units and unit will range in size as follows: 825 square feet for the one-bedroom units; 891 square feet to 1,083 feet for the two-bedroom units; and 1,179 square feet for the three-bedroom units. These unit sizes are ample and spacious for the market and match or exceed square footages seen in similar projects. The building is integrated into the landscape and small size and limited access to the site from Poplar Avenue and the alley. Applying the MMC standards for density and bedroom count would negatively impact the unit count and unit sizes of the project and discourage flexibility and design

innovation of the project floor plans, ultimately reducing the number, variety, and quality of units that could be provided.

Per the MMC, the maximum lot coverage is 60%. Lot coverage standards exist to regulate the number and size of structures on a lot to allow for open space and adequate light and ventilation. Typically, lot coverage represents the percentage of building area—generally measured by the building footprint or roof lines as a proportion to the land area of the site. The building is designed as a single, integrated structure and meets the MMC side and rear yard setbacks. The project has a lot coverage of 74% which is necessary to accommodate the proposed density. The building is inviting and spacious and strict adherence to the lot coverage standard based on the site's small size would result in unique challenges that would compromise the integrity of the building's design and reduce the number of units that could be provided.

The maximum height allowed in the R-3 zone is 25 feet. The Planned Development is proposing to exceed the permitted height of 25 feet. The MMC height regulation is overly restrictive and is lower than the height limits set forth in Single Family Residential (R-1) zones. The height of the proposed building is 34 feet and 6 inches and three (3) stories (including one parking level), as measured under the MMC, and does not include setbacks. All elevations of the building feature architectural details including brow pieces and trellis structures over the upper balconies, score lines on the walls, a decorative tile mansard roof, and vine pockets along the south and north elevations to soften the building's appearance. The building setbacks and articulation will serve to adequately relate the building to adjacent properties.

The MMC requires a minimum open space of 150 square feet for private open space and 100 square feet for common open space and a total of 300 square feet per unit thus requiring 4,800 square feet in total. The small size of the site precludes the project from providing the MMC minimum required open space or meeting the minimum open space distribution between private and common open space; therefore, the project requests an approximate 25% reduction in required open space and would provide a total of 3,650 square feet of open space. The requested open space reduction is appropriate because the project would still provide ample private and public on-site open space. The project features state-of-the-art, high-quality amenities including balconies for each unit and a rooftop deck with patio furniture.

Pursuant to the State of California's Density Bonus Law (Cal. Govt. Code Section 65915), because the project would include at least 10% of the units for lower-income households, the project is not required to provide more than one on-site parking space per studio unit and one-bedroom unit, and 1.5 on-site parking spaces per two-bedroom unit and three-bedroom units (including parking for persons with a disability and guest parking). Per Section 17.52.050

of the MMC, the 16-unit project will require 37 off-street parking spaces. However, based on the ratios provided under the State of California's Density Bonus Law, Project B is required to provide a minimum of 22 total parking spaces. The project will exceed this requirement and provide a total of 30 parking spaces. The project will provide a combination of side-by-side and tandem parking spaces in a controlled tuck under garage. In addition, the project will provide 16 bicycle parking spaces. The proposed building provides an efficient design and layout considering the site constraints and is designed to be fully self-contained as it relates to parking including the use of tandem and compact parking spaces. The project would include the approval of a Parking Management Plan for the tandem and compact parking spaces. Public transportation options exist for residents of the project. For example, Project Site B is located within 1,000 feet of a Montebello Bus Lines #10 line stop and the Montebello Transportation Department administers a "Dial a Taxi" program to residents that are disabled or over age 62. Finally, the project is well-served by other modes of public transportation including Metro Bus lines and offers its residents many choices for access to the aforementioned bike parking and to ride-share services.

The MMC requires building setbacks of 20 feet from the front property line, five (5) feet along the side yard setback and 10 feet from the rear yard property line. The MMC also requires a one-foot stepback for every three (3) feet over 15 feet. In this case, the project exceeds the side yard setbacks. The front property line (east elevation facing Poplar Avenue) is proposed at fifteen (15) feet and the building does not include the one-foot stepback. The 15-foot setback is sufficient given the building's contemporary Mediterranean architectural style and inviting residential appearance, main entryway, and abundant landscaping along the front setback. If the stepback requirement were observed, it would require the reduction of the rooftop deck and would reduce the overall number of units. The rear yard setback is proposed at five (5) feet where ten (10) feet is required; however, the rear yard faces the alley so the effective setback from the properties across the alley is fifteen (15) feet.

The MMC requires 100 cubic feet of storage per residential unit. The building's garage is the most efficient and effective location for these storage units given small size of the site. The project includes storage units that are stacked above the front ends of parking spaces and provide 100 cubic feet overall for each unit. In addition, each residential unit has ample interior closet space.

The MMC requires trash areas for multiple-family dwellings to provide the equivalent of not less than seventy-five (75) gallon capacity container per dwelling unit. Where commercial trash containers (three cubic yards or more) are used, one container is required for every seven (7) dwelling units and trash

areas are required to be located within one hundred fifty feet of the units which they serve. Under the MMC, the project would be required to provide two (2) commercial trash bins, and the project includes a dedicated trash and recycling area located at the ground level. The project will have frequent trash pickup throughout the week to ensure that the project's trash demands are adequately served. With a dedicated trash and recycling area and frequent trash pickup service, the project will include adequate trash facilities.

The project will be fully code compliant with all applicable fire/life/safety and California Title 24 building energy efficiency standards. In addition, the project will be responsible for paying all applicable fees and will upgrade all utilities and infrastructure to serve the projects thereby not negatively impacting the surrounding area or the City as a whole. The new construction will positively enhance property values and the property tax base of the City.

With approval of the Planned Development, the project on Project Site B will be in compliance with the MMC.

2. *Is consistent with the subdivision regulations, with the general intent of the zoning regulations, with the general plan, and with any applicable specific plan.*

The projects, including the proposed Planned Development with Density Overlay and Height Overlay, would be consistent with the general intent of the zoning regulations and with the City's General Plan. The projects do not propose any subdivision and there is no applicable specific plan.

Per Section 17.02.020 of the MMC, the purpose of the zoning code is "to permit the most compatible use of land within the city, consistent with the needs of residential, commercial and industrial developments, and the promotion of the public health, safety, welfare and general prosperity of the city and its residents." Both projects are of the high-quality design and have a layout with a scale and massing harmonious with the area, and represent a significant reinvestment in the City. They would be compatible with the existing residential uses in the vicinity of the project sites, and would contribute to the City's residential needs.

One policy of the Land Use Element of the General Plan is that "Residential development of varying densities and housing types should be compatible among themselves and with adjacent commercial and industrial development". Another policy of the same element states "Opportunities for a variety of living needs should be available in various locations throughout the City". For both project sites, separate parcels will be combined to form a single building site which in turn creates opportunities

for excellence in design, site layout, and more efficient vehicular and pedestrian access. Both Project A and Project B are of high-quality architectural design and offer amenity-rich rental housing opportunities not commonly found in the City of Montebello. This would be consistent with the General Plan's policy of provide varying housing types and opportunities for a variety of living needs in the City.

A stated purpose of the 2016-2021 Housing Element is "to review development standards to improve site design, architectural quality, and livability of multi-family units". The 2016-2021 Housing Element contemplated updating the Zoning Standards for the R-3 zone to accommodate the additional housing needs identified in the Regional Housing Needs Assessment (RHNA); however, these revised standards have not been codified. The project design for both sites' layout is efficient and self-contained with on-site amenities and parking. The projects utilize efficient design concepts and are integrated into the neighborhood and are therefore compatible with the surrounding uses. In addition, the new residents will support and enhance demand for commercial services from the nearby business districts in the City.

Other stated purposes of the 2016-2021 Housing Element are "to minimize governmental constraints, market constraints, and environmental constraints that may impede the development of new housing," and "to address future housing needs by expanding housing opportunities in the City." The R-3 Multiple Family Residential Zone standards provide a significant impediment to the development of modern and efficient residential units. The projects would utilize the MMC's Planned Development provisions to achieve additional additional density and certain deviations from the R-3 development standards to expand housing opportunities in the City and meet the goals of the City's Housing Element. The projects would make a substantial contribution towards meeting the City's RHNA allocation, including its affordable housing allocation, consistent with the goals and policies of the General Plan Housing Element.

The projects would also support the following policies of the 2016-2021 Housing Element related to affordable housing:

Policy 4.1. The City will continue to encourage the development of affordable housing throughout the community.

Policy 4.5. The City will continue to encourage development of new housing in proximity to public services, transportation routes, and other community facilities.

Policy 4.6. The City will encourage the establishment of a variety of affordability levels in multiple-projects.

Consistent with Policy 4.1, the projects would include a total of 32 units affordable to lower-income households (30 in Project A and 2 in Project B). Consistent with Policy 4.5, these units would be constructed in proximity to nearby public transportation routes and other community facilities. Consistent with Policy 4.6, the projects would be mixed-income projects with a variety of affordability levels, both market-rate and affordable to lower-income households.

3. *Is compatible with present and future development of the property within the immediate vicinity.*

Project A

The maximum height allowed in the R-3 zone is 25 feet. The Planned Development is proposing to exceed the permitted height of 25 feet. The MMC height regulation is overly restrictive and is lower than the height limits set forth in Single Family Residential (R-1) zones. The height of the proposed building is 47 feet and 4 stories, as measured under the MMC, and does not include stepbacks. The topography of the site slopes to the south and east, necessitating the zoning code deviations sought through the Planned Development for the project to integrate all parking, open space, and amenities into one cohesive building. The south elevation of the proposed building would be partially obscured from Whittier Boulevard due to southward sloping conditions including the closed off but non-vacated portion of Poplar Avenue and existing buildings along the street. The site to the east immediately abutting the project is significantly lower in elevation and views of the proposed building would be partially obstructed by an existing retaining wall on that site. The building setbacks and articulation will serve to adequately relate the building to adjacent properties. Therefore, the project physically relates to the adjacent and surrounding properties in the vicinity.

Project B

The maximum height allowed in the R-3 zone is 25 feet. The Planned Development is proposing to exceed the permitted height of 25 feet. The MMC height regulation is overly restrictive and is lower than the height limits set forth in Single Family Residential (R-1) zones. The height of the proposed building is 34 feet and six inches and 3 stories (including one level of parking), as measured under the MMC, and does not include stepbacks. While the site is relatively flat and rectangular-shaped, the small size of the site necessitates the zoning code deviations sought through the Planned Development for the project to integrate all parking, open space, and amenities into one cohesive building. The site abuts Poplar Avenue to the east, an alley to the west, two-story multi-family buildings to the north and while some of the adjoining properties to the south and east across the alley are improved with single-family homes, the building setbacks and articulation will

serve to adequately relate the building to adjacent properties. Therefore, the project physically relates to the adjacent and surrounding properties in the vicinity.

As discussed above, given the building's contemporary Mediterranean architectural style and inviting residential appearance, and abundant landscaping along the front setback, the projects' setbacks are sufficient and would also be compatible with present and future development of property within the immediate vicinity.

4. Is consistent with the general peace, health, safety and general welfare.

Section 17.02.020 of the MMC, allows in part for the regulation of land uses to promote compatibility consistent with the needs of the respective land use type and to promote the public health, safety, welfare and general prosperity of the city and its residents. Both projects are of high-quality design and have a layout with a scale and massing harmonious with the area, and represent a significant reinvestment in the City.

The topography of the Project Site A slopes to the south and east, necessitating the zoning code deviations sought through the Planned Development for the project to integrate all parking, open space, and amenities into one cohesive building. The south elevation of the proposed building would be partially obscured from Whittier Boulevard due to southward sloping conditions including the closed off but non-vacated portion of Poplar Avenue and existing buildings along the street. The site to the east immediately abutting the project is significantly lower in elevation and views of the proposed building would be partially obstructed by an existing retaining wall on that site. While Project Site B is relatively flat, the small size of the site necessitates the zoning code deviations sought through the Planned Development for the project in order to integrate all parking, open space, and amenities into one cohesive building.

Both buildings' setbacks and articulation will serve to adequately relate the buildings to adjacent properties. Except for the relief being sought by the Planned Development approval to exceed in density and height, both projects are designed to be fully compliant with the intent of the required codes and standards and will pay all required development-related fees. Both projects will be assets to the City, will address the severe shortage of quality housing (including quality affordable housing) in the rental market in the region with convenient access to the job market, and will provide the residents a greater variety of housing options (including affordable housing).

In addition, the projects would not adversely affect the general peace, health, safety, and welfare of surrounding residents, because the projects will be constructed in accordance with all applicable City regulations. Construction will occur within the permitted hours. Furthermore, the projects will comply with all Low Impact Development (LID) and building code requirements

5. *That the permitted uses and development standards adopted as part of the Amended Precise Plan of Development will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not have been adequately achieved under the pre-existing zoning district.*

The projects proposed for Project Site A and Project Site B are in substantial compliance with the MMC; however, inefficiencies in the MMC do not recognize current residential building and market trends or site specific conditions. Therefore, relief is sought for certain development standards contained in the MMC through a Planned Development approval. With approval of the Planned Development, the projects will be in compliance with the MMC.

Project Site A is an approximately 73,807 square foot trapezoidal irregularly-shaped site. The topography of the site trends downwards towards the south and east and presents unique challenges to the development of a MMC compliant, modern, and architecturally uniform structure. This is reflected in the irregular and inefficient location of the current buildings including carports on the site. The MMC allows one unit per 3,000 square feet of lot area; therefore, the site could only yield 24 units under the density standards. There are currently 41 units located on the project site, almost double the number permitted under the MMC. Utilizing the Planned Development approval, the project will exceed the permitted density and propose 140 units (including 30 units affordable to lower-income households) at a density of approximately 83 units per acre. This density is consistently found in many communities in the region. Project A's design and layout are efficient and self-contained with on-site amenities and parking. The building is integrated into the landscape and takes into account the sloping topography, unique shape of the lot, and constrained access to the site from Poplar Avenue. Applying the MMC standards for density would negatively impact the unit count of the project and discourage flexibility and design innovation of the project floor plans, ultimately reducing the number of units that could be provided.

Project Site B comprises two parcels with approximately 12,500 square feet that is rectangularly-shaped. While the shape of the lot is not irregular, the density and other regulatory standards set forth in the R-3 Multiple Family

Residential Zone would allow for the construction of a maximum of four units and as such is not conducive to the encouragement of reinvestment in housing stock. In this case, there will be two separate parcels held together as one for a uniform project. The MMC allows one unit per 3,000 square feet of lot area; therefore, the site could only yield four units under the density standards and allows bedroom per 1,000 square feet of lot area. The site is currently improved with two single-family residences. Utilizing the Planned Development approval, the project will exceed the permitted density and propose 16 units (including 2 units affordable to lower-income households) at a density of approximately 56 units per acre. This density is consistently found in many communities in the region. Project B's design and layout are efficient and self-contained with on-site amenities and parking. The building is integrated into the landscape and takes into account the small size and limited access to the site from Poplar Avenue and the alley. Applying the MMC standards for density would negatively impact the unit count of the project and discourage flexibility and design innovation of the project floor plans, ultimately reducing the number of units that could be provided.

The projects will be constructed in accordance with all pertinent building code requirements. Construction will occur during the permitted hours of operation. In addition, the projects will include energy and water efficient fixtures, LID appurtenances, bicycle racks, and designated areas for solar panels. The trips generated by the proposed project will not exceed the capacity of the adjacent streets, nor will the projects' trips result in a deterioration of any intersection levels of service. The new development will increase property values in the area and will assist the City in achieving its RHNA goals by providing necessary rental housing (including affordable housing). The implementation of the Planned Development is essential, because the current zoning conditions do not permit an increase in density. The existing conditions presently limit the City's ability to meet its RHNA targets. In addition, the 2016-2021 Housing Element contemplated updating the Zoning Standards for the R-3 zone to accommodate the additional housing needs identified in the RHNA; however, these revised standards have not been codified. The projects would make a substantial contribution towards meeting the City's RHNA allocation, and would also provide a substantial share of affordable housing, consistent with the goals and policies of the General Plan Housing Element.

For all of these reasons, the Planned Development will not be detrimental to present and potential surrounding uses, and will have beneficial effects *which could not have been adequately achieved under the pre-existing zoning district.*

6. *That the proposed on-site streets and thoroughfares are adequate in size to*

accommodate the traffic volume generated by the proposed PD, and increased densities will not generate traffic in such amounts as to overload the street network outside the PD boundary.

The existing roadways are adequate in size to accommodate the projects' trip generation. According to the traffic impact analysis that was prepared for the project, each of the roadway segments nearest the project sites operate at a Level of Service (LOS) C or better, both with and without the project. As a result, the addition of project traffic would not result in any of the roadway segments exceeding their available capacities. In addition, the roadways are wide enough to accommodate construction and project traffic.

In addition, the projects will provide on-site bicycle parking, and public transportation options also exist for residents of the projects. For example, the project sites are located within 1,000 feet of a Montebello Bus Lines #10 line stop and the Montebello Transportation Department administers a "Dial a Taxi" program to residents that are disabled or over age 62. Finally, the projects are well-served by other modes of public transportation including Metro Bus lines. These alternative transportation options will reduce vehicle trips and further ensure that increased densities do not generate traffic that overloads the surrounding street network.

7. *That the exceptions, if any, from the development standards of the zoning code are warranted by the design and amenities, as incorporated, are in accord with adopted policies of the planning commission and the city council.*

As discussed in Finding 1 above, the projects would include certain exceptions from the development standards of the Zoning Code to provide high-quality architectural design and offer amenity-rich rental housing opportunities not commonly found in the City of Montebello, in addition to helping the City meet its housing needs.

At Project Site A, architectural projections at key locations along the building which create visual interest and articulation, both of which are desirable design features. At Project Site B, the building elevations will feature architectural details including brow pieces and trellis structures over the upper balconies, score lines on the walls, a decorative tile mansard roof, and vine pockets along the south and north elevations to soften the buildings appearance. The Planned Development for the projects will allow each building to integrate all parking, open space, and amenities into one cohesive building for each project site.

The projects will include new LID appurtenances; energy and water efficient fixtures; bicycle parking; designated solar areas; abundant recreational amenities including a gym, pool, and children's play area; and

electric vehicle charging stations.

The projects will assist the City in meeting or exceeding their RNHA allocation by providing more rental housing (including affordable housing) than the existing development standards would permit, consistent with the City's policies as identified in its General Plan

8. *That the existing or proposed utility services and facilities are adequate for the proposed population densities and nonresidential uses.*

The two project sites are currently occupied by existing residential units. The implementation of the projects will result in an increase in water consumption and sewage and solid waste generation over the present conditions. Nevertheless, the new apartment units will be equipped with water and energy efficient fixtures and appliances. In addition, the two buildings will include a designated solar area for future solar panels. New utility lines will be provided to accommodate the increase in demand and usage for utility services. These new water and sewer lines will be large enough to accommodate the increase in volume of effluent discharged from the project area.

9. *That the proposed buildings and structures are situated in such a manner to minimize impacting the privacy of existing abutting residential uses.*

The new buildings at Project Site A and Project Site B will be adequately set back from the adjacent residential units.

The height of the proposed building at Project Site A is 47 feet and 4 stories, as measured under the MMC, and does not include stepbacks. The topography of the site slopes to the south and east, necessitating the zoning code deviations sought through the Planned Development for the project to integrate all parking, open space, and amenities into one cohesive building. The south elevation of the proposed building would be partially obscured from Whittier Boulevard due to southward sloping conditions including the closed off but non-vacated portion of Poplar Avenue and existing buildings along the street. The site to the east immediately abutting the project is significantly lower in elevation and views of the proposed building would be partially obstructed by an existing retaining wall on that site. The building setbacks and articulation will adequately relate the building to adjacent properties.

The height of the proposed building at Project Site B is 34 feet and six inches and 3 stories (including one level of parking), as measured under the MMC, and does not include stepbacks. While the site is relatively flat and rectangular-shaped, the small size of the site necessitates the zoning code deviations sought through the Planned Development for the project to integrate all parking, open space, and amenities into one cohesive building.

The site abuts Poplar Avenue to the east, an alley to the west, two-story multi-family buildings to the north and while some of the adjoining properties to the south and east across the alley are improved with single-family homes, the building setbacks and articulation will serve to adequately relate the building to adjacent properties.

The projects' building setbacks and articulation will serve to minimize impacts on the privacy of existing abutting residential uses.

B. Pursuant to Section 17.74.070 of the MMC, before any site plan review shall be granted, all of the following findings must be made:

1. *That the proposed design for improvement complies with all requirements of the MMC.*

The projects proposed for Project Site A and Project Site B are in substantial compliance with the MMC; however, inefficiencies in the MMC do not recognize current residential building and market trends or site specific conditions. Therefore, relief is sought for certain development standards contained in the MMC through a Planned Development approval. With approval of the Planned Development, the projects will be in compliance with the MMC.

Project A

Project Site A is an approximately 73,807 square foot trapezoidal irregularly-shaped site. The topography of the site trends downwards towards the south and east and presents unique challenges to the development of a MMC compliant, modern, and architecturally uniform structure. This is reflected in the irregular and inefficient location of the current buildings including carports on the site. The R-3 Multiple Family Residential Zone standards provide a significant impediment to the development of modern and efficient residential units. In this case, there will be three separate parcels held together as one for a single building site. The MMC allows one unit per 3,000 square feet of lot area; therefore, the site could only yield 24 units under the density standards. There are currently 41 units located on the project site, almost double the number permitted under the MMC. Utilizing the Planned Development approval, the project will exceed the permitted density and propose 140 units (including 30 units affordable to lower-income households) at a density of approximately 83 units per acre. This density is consistently found in many communities in the region. Project A's design and layout are efficient and self-contained with on-site amenities and parking.

The MMC allows a maximum of 1 bedroom per 1,000 square feet of lot area; therefore, the site could only yield 74 bedrooms under this standard. Project A would include a total of 237 bedrooms, exceeding this limit. The project includes a mix of studio, one-, two-, and three-bedroom units and units will range in size as follows: 616 square feet for the studio units; one-bedroom units from 730 square feet to 900 square feet; two-bedroom units from 1,100 square feet to 1,500 square feet; and three-bedroom units from 1,472 to 1,780 square feet. These unit sizes are ample and spacious for the market and match or exceed square footages seen in similar projects. The building is integrated into the landscape and takes into account the sloping topography, unique shape of the lot, and constrained access to the site from Poplar Avenue. Applying the MMC standards for density and bedroom count would negatively impact the unit count and unit sizes of the project and discourage flexibility and design innovation of the project floor plans, ultimately reducing the number, variety, and quality of units that could be provided.

Per the MMC, the maximum lot coverage is 60%. Lot coverage standards exist to regulate the number and size of structures on a lot to allow for open space and adequate light and ventilation. Typically, lot coverage represents the percentage of building area—generally measured by the building footprint or roof lines as a proportion to the land area of the site. The existing site is developed with structures of varying sizes and shapes and currently has a lot coverage of approximately 42%. The proposed project would have a lot coverage of 57%, in compliance with the MMC standard.

The maximum height allowed in the R-3 zone is 25 feet. The Planned Development is proposing to exceed the permitted height of 25 feet. The MMC height regulation is overly restrictive and is lower than the height limits set forth in Single Family Residential (R-1) zones. The height of the proposed building is 47 feet, as measured under the MMC, and does not include stepbacks. The topography of the site slopes to the south and east, necessitating the zoning code deviations sought through the Planned Development for the project to integrate all parking, open space, and amenities into one cohesive building. The south elevation of the proposed building would be partially obscured from Whittier Boulevard due to southward sloping conditions including the closed off but non-vacated portion of Poplar Avenue and existing buildings along the street. The site to the east immediately abutting the project is significantly lower in elevation and views of the proposed building would be partially obstructed by an existing retaining wall on that site. The building setbacks and articulation will serve to adequately relate the building to adjacent properties.

The MMC requires a minimum open space of 150 square feet for private open space and 100 square feet for common open space and a total of 300 square feet per unit thus requiring 42,000 square feet in total. The nature of the topography of the site and its shape precludes the project from providing the MMC minimum required open space or meeting the minimum open space distribution between private and common open space; therefore, the project requests an approximate 25% reduction in required open space and would provide a total of 31,360 square feet of open space. The requested open space reduction is appropriate because the project would still provide ample private and public on-site open space, especially compared to the existing development which includes very little on-site open space. The project features state-of-the-art amenities, including balconies for each unit, a courtyard with a pool, water feature, kids play area, barbeques, cabanas, seating areas, cabanas, and a solar panel zone designed for installation for future solar panels. Therefore, the project provides abundant and high-quality open space and recreation areas for residents and the triangular design of the building with a large central open courtyard will provide all units in the building ample light and ventilation.

Pursuant to the State of California's Density Bonus Law (Cal. Govt. Code Section 65915), because the project would include at least 10% of the units for lower-income households, the project is not required to provide more than one on-site parking space per studio unit and one-bedroom unit, and 1.5 on-site parking spaces per two-bedroom unit and three-bedroom units (including parking for persons with a disability and guest parking). Based on these ratios, Project A is required to provide a minimum of 182 total parking spaces. The project will exceed this requirement and provide a total of 298 parking spaces located in two subterranean levels. In addition, the project will provide 14 short-term bicycle racks and 140 long-term bicycle racks. The proposed building provides an efficient design and layout considering the site constraints and is designed to be fully self-contained as it relates to parking including the use of tandem and compact parking spaces. The project would include the approval of a Parking Management Plan for the tandem and compact parking spaces. Public transportation options exist for residents of the project. For example, Project Site A is located within 1,000 feet of a Montebello Bus Lines #10 line stop and the Montebello Transportation Department administers a "Dial a Taxi" program to residents that are disabled or over age 62. Finally, the project is well-served by other modes of public transportation including Metro Bus lines and offers its residents many choices for access to the aforementioned bike parking and to ride-share services.

The MMC requires building setbacks of 20 feet from the front property line, 5 feet along the side yard setback and 10 feet from the rear yard property line.

The MMC also requires a one-foot stepback for every three feet over 15 feet. In this case, the project meets all the required building setbacks, except it does not include the one-foot stepback. The setbacks and building facades and elevations are sufficient given the building's contemporary Mediterranean architectural style and inviting residential appearance, main entryway to the courtyard with a direct visual line of sight, and abundant landscaping along the front setback. If the stepback requirement were observed, it would require the reduction of the courtyard area and would reduce the overall number of units.

The MMC requires 100 cubic feet of storage per residential unit. The building's subterranean garage is the most efficient and effective location for these storage units given the site topographical and access constraints. The project offers storage units for each unit in the building conveniently located at both garage levels. The project includes storage units that are generally stacked and include 136.9 cubic feet per unit. In addition, each residential unit has ample interior closet space offsetting the need for such extensive storage requirements.

The MMC requires trash areas for multiple-family dwellings to provide the equivalent of not less than seventy-five (75) gallon capacity container per dwelling unit. Where commercial trash containers (three cubic yards or more) are used, one container is required for every seven dwelling units and trash areas are required to be located within one hundred fifty feet of the units which they serve. Under the MMC, the project would be required to provide twenty (20) commercial trash containers, and the project includes trash rooms with trash bin areas located at three locations in the upper parking level with a total of twenty-four (24) trash bins. These bins are served by trash chutes for convenient and easy access by the residents. The project will have frequent trash pickup throughout the week to ensure that the project's trash demands are adequately served. With twenty-four (24) commercial trash bins and frequent trash pickup service, the project will include adequate trash facilities.

The project will be fully code compliant with all applicable fire/life/safety and California Title 24 building energy efficiency standards. In addition, the project will be responsible for paying all applicable fees and will upgrade all utilities and infrastructure to serve the projects thereby not negatively impacting the surrounding area or the City as a whole. The new construction will positively enhance property values and the property tax base of the City.

With approval of the Planned Development, Project A will be in compliance with the MMC.

Project B

Project Site B comprises two parcels with approximately 12,500 square feet that is rectangular-shaped. While the shape of the lot is not irregular, the density and other regulatory standards set forth in the R-3 Multiple Family Residential Zone would allow for the construction of a maximum of four units and as such is not conducive to the encouragement of reinvestment in housing stock. In this case, there will be two separate parcels held together as one for a uniform project.

The MMC allows one (1) unit per 3,000 square feet of lot area; therefore, the site could only yield four units under the density standards and allows bedroom per 1,000 square feet of lot area. The site is currently improved with two single-family residences. Utilizing the Planned Development approval, the project will exceed the permitted density and propose sixteen (16) units (including 2 units affordable to lower-income households) at a density of approximately 56 units per acre. This density is consistently found in many communities in the region. Project B's design and layout are efficient and self-contained with on-site amenities and parking. The MMC allows a maximum of 1 bedroom per 1,000 square feet of lot area; therefore, the site could only yield twelve (12) bedrooms under this standard. Project B would include a total of thirty (30) bedrooms, exceeding this limit. The project includes a mix of one-, two-, and three-bedroom units and unit will range in size as follows: 825 square feet for the one-bedroom units; 891 square feet to 1,083 feet for the two-bedroom units; and 1,179 square feet for the three-bedroom units. These unit sizes are ample and spacious for the market and match or exceed square footages seen in similar projects. The building is integrated into the landscape and takes into account the small size and limited access to the site from Poplar Avenue and the alley. Applying the MMC standards for density and bedroom count would negatively impact the unit count and unit sizes of the project and discourage flexibility and design innovation of the project floor plans, ultimately reducing the number, variety, and quality of units that could be provided.

Per the MMC, the maximum lot coverage is 60%. Lot coverage standards exist to regulate the number and size of structures on a lot to allow for open space and adequate light and ventilation. Typically, lot coverage represents the percentage of building area-generally measured by the building footprint or roof lines as a proportion to the land area of the site. The building is designed as a single, integrated structure and meets the MMC side and rear yard setbacks. The project has a lot coverage of 74% which is necessary to accommodate the proposed density. The building is inviting and spacious and strict adherence to the lot coverage standard based on the site's small

size would result in unique challenges that would compromise the integrity of the building's design and reduce the number of units that could be provided.

The maximum height allowed in the R-3 zone is twenty-five (25) feet. The Planned Development is proposing to exceed the permitted height of twenty-five (25) feet. The MMC height regulation is overly restrictive and is lower than the height limits set forth in Single Family Residential (R-1) zones. The height of the proposed building is 34 feet and 6 inches and three (3) stories (including one parking level), as measured under the MMC, and does not include stepbacks. All elevations of the building feature architectural details including brow pieces and trellis structures over the upper balconies, score lines on the walls, a decorative tile mansard roof, and vine pockets along the south and north elevations to soften the buildings appearance. The building setbacks and articulation will serve to adequately relate the building to adjacent properties.

The MMC requires a minimum open space of 150 square feet for private open space and 100 square feet for common open space and a total of 300 square feet per unit thus requiring 4,800 square feet in total. The small size of the site precludes the project from providing the MMC minimum required open space or meeting the minimum open space distribution between private and common open space; therefore, the project requests an approximate 25% reduction in required open space and would provide a total of 3,650 square feet of open space. The requested open space reduction is appropriate because the project would still provide ample private and public on-site open space. The project features state-of-the art, high-quality amenities including balconies for each unit and a rooftop deck with patio furniture.

Pursuant to the State of California's Density Bonus Law (Cal. Govt. Code Section 65915), because the project would include at least 10% of the units for lower-income households, the project is not required to provide more than one on-site parking space per studio unit and one-bedroom unit, and 1.5 on-site parking spaces per two-bedroom unit and three-bedroom units (including parking for persons with a disability and guest parking). Based on these ratios, Project A is required to provide a minimum of twenty-two (22) total parking spaces. The project will exceed this requirement and provide a total of thirty (30) parking spaces. The project will provide a combination of side-by-side and tandem parking spaces in a controlled tuck under garage. In addition, the project will provide sixteen (16) bicycle parking spaces. The proposed building provides an efficient design and layout considering the site constraints and is designed to be fully self-contained as it relates to parking including the use of tandem and compact parking spaces. The project would include the approval of a Parking Management Plan for the tandem and

compact parking spaces. Public transportation options exist for residents of the project. For example, Project Site B is located within 1,000 feet of a Montebello Bus Lines #10 line stop and the Montebello Transportation Department administers a “Dial a Taxi” program to residents that are disabled or over age 62. Finally, the project is well-served by other modes of public transportation including Metro Bus lines and offers its residents many choices for access to the aforementioned bike parking and to ride-share services.

The MMC requires building setbacks of twenty (20) feet from the front property line, five (5) feet along the side yard setback and ten (10) feet from the rear yard property line. The MMC also requires a one-foot stepback for every three feet over fifteen (15) feet. In this case, the project exceeds the side yard setbacks. The front property line (east elevation facing Poplar Avenue) is proposed at fifteen (15) feet and the building does not include the one-foot stepback. The 15-foot setback is sufficient given the building’s contemporary Mediterranean architectural style and inviting residential appearance, main entryway, and abundant landscaping along the front setback. If the stepback requirement were observed, it would require the reduction of the rooftop deck and would reduce the overall number of units. The rear yard setback is proposed at five (5) feet where ten (10) feet is required; however, the rear yard faces the alley so the effective setback from the properties across the alley is fifteen (15) feet.

The MMC requires 100 cubic feet of storage per residential unit. The building’s garage is the most efficient and effective location for these storage units given small size of the site. The project includes storage units that are stacked above the front ends of parking spaces and provide 100 cubic feet overall for each unit. In addition, each residential unit has ample interior closet space.

The MMC requires trash areas for multiple-family dwellings to provide the equivalent of not less than seventy-five (75) gallon capacity container per dwelling unit. Where commercial trash containers (three cubic yards or more) are used, one container is required for every seven dwelling units and trash areas are required to be located within one hundred fifty (150) feet of the units which they serve. Under the MMC, the project would be required to provide two commercial trash bins, and the project includes a dedicated trash and recycling area located at the ground level. The project will have frequent trash pickup throughout the week to ensure that the project’s trash demands are adequately served. With a dedicated trash and recycling area and frequent trash pickup service, the project will include adequate trash facilities.

The project will be fully code compliant with all applicable fire/life/safety and California Title 24 building energy efficiency standards. In addition, the project will be responsible for paying all applicable fees and will upgrade all utilities and infrastructure to serve the projects thereby not negatively impacting the surrounding area or the City as a whole. The new construction will positively enhance property values and the property tax base of the City.

With approval of the Planned Development, the project on Project Site B will be in compliance with the MMC.

2. That the proposed design for improvement is consistent with the general plan.

The projects and proposed design for improvement would be consistent with the City's General Plan.

One policy of the Land Use Element of the General Plan is that "Residential development of varying densities and housing types should be compatible among themselves and with adjacent commercial and industrial development". Another policy of the same element states "Opportunities for a variety of living needs should be available in various locations throughout the City". For both project sites, separate parcels will be combined to form a single building site which in turn creates opportunities for excellence in design, site layout, and more efficient vehicular and pedestrian access. Both Project A and Project B are of high-quality architectural design and offer amenity-rich rental housing opportunities not commonly found in the City of Montebello. This would be consistent with the General Plan's policy of provide varying housing types and opportunities for a variety of living needs in the City.

A stated purpose of the 2016-2021 Housing Element is "to review development standards to improve site design, architectural quality, and livability of multi-family units". The 2016-2021 Housing Element contemplated updating the Zoning Standards for the R-3 zone to accommodate the additional housing needs identified in the RHNA; however, these revised standards have not been codified. The project design for both sites' layout is efficient and self-contained with on-site amenities and parking. The projects utilize efficient design concepts and are integrated into the neighborhood and are therefore compatible with the surrounding uses. In addition, the new residents will support and enhance demand for commercial services from the nearby business districts in the City.

Other stated purposes of the 2016-2021 Housing Element are "to minimize governmental constraints, market constraints, and environmental

constraints that may impede the development of new housing,” and “to address future housing needs by expanding housing opportunities in the City.” The R-3 Multiple Family Residential Zone standards provide a significant impediment to the development of modern and efficient residential units. The projects would utilize the MMC’s Planned Development provisions to achieve additional density and certain deviations from the R-3 development standards to expand housing opportunities in the City and meet the goals of the City’s Housing Element. The projects would make a substantial contribution towards meeting the City’s RHNA allocation, including its affordable housing allocation, consistent with the goals and policies of the General Plan Housing Element.

The projects would also support the following policies of the 2016-2021 Housing Element related to affordable housing:

Policy 4.1. The City will continue to encourage the development of affordable housing throughout the community.

Policy 4.5. The City will continue to encourage development of new housing in proximity to public services, transportation routes, and other community facilities.

Policy 4.6. The City will encourage the establishment of a variety of affordability levels in multiple-projects.

Consistent with Policy 4.1, the projects would include a total of 32 units affordable to lower-income households (30 in Project A and 2 in Project B). Consistent with Policy 4.5, these units would be constructed in proximity to nearby public transportation routes and other community facilities. Consistent with Policy 4.6, the projects would be mixed-income projects with a variety of affordability levels, both market-rate and affordable to lower-income households.

3. *That the proposed design for improvement will not have any significant adverse impact on the surrounding properties or on the general public welfare.*

Section 17.02.020 of the MMC, allows in part for the regulation of land uses to promote compatibility consistent with the needs of the respective land use type and to promote the public health, safety, welfare and general prosperity of the city and its residents. Both projects are of high-quality design and have a layout with a scale and massing harmonious with the area, and represent a significant reinvestment in the City.

The topography of the Project Site A slopes to the south and east, necessitating the zoning code deviations sought through the Planned

Development for the project to integrate all parking, open space, and amenities into one cohesive building. The south elevation of the proposed building would be partially obscured from Whittier Boulevard due to southward sloping conditions including the closed off but non-vacated portion of Poplar Avenue and existing buildings along the street. The site to the east immediately abutting the project is significantly lower in elevation and views of the proposed building would be partially obstructed by an existing retaining wall on that site. While Project Site B is relatively flat, the small size of the site necessitates the zoning code deviations sought through the Planned Development for the project in order to integrate all parking, open space, and amenities into one cohesive building.

Both buildings' setbacks and articulation will serve to adequately relate the buildings to adjacent properties. Except for the relief being sought by the Planned Development approval to exceed in density and height, and the Parking Management Plan, both projects are designed to be fully compliant with the intent of the required codes and standards and will pay all required development-related fees. Both projects will be assets to the City, will address the severe shortage of quality housing (including quality affordable housing) in the rental market in the region with convenient access to the job market, and will provide the residents a greater variety of housing options (including affordable housing).

C. Pursuant to Section 17.52.310 (B) of the MMC, a parking management plan may be approved or conditionally approved if the following findings can be made:

1. *The proposed use is consistent with the general plan, any applicable specific plans, and the general intent of the zoning code.*

The projects, including the proposed Parking Management Plan to allow self-managed tandem parking, would be consistent with the general intent of the zoning regulations and with the City's General Plan. The projects do not propose any subdivision and there is no applicable specific plan.

Per Section 17.02.020 of the MMC, the purpose of the zoning code is "to permit the most compatible use of land within the city, consistent with the needs of residential, commercial and industrial developments, and the promotion of the public health, safety, welfare and general prosperity of the city and its residents." Both projects are of the high-quality design and have a layout with a scale and massing harmonious with the area, and represent a significant reinvestment in the City. They would be compatible with the existing residential uses in the vicinity of the project sites, and would contribute to the City's residential needs.

One policy of the Land Use Element of the General Plan is that “Residential development of varying densities and housing types should be compatible among themselves and with adjacent commercial and industrial development”. Another policy of the same element states “Opportunities for a variety of living needs should be available in various locations throughout the City”. For both project sites, separate parcels will be combined to form a single building site which in turn creates opportunities for excellence in design, site layout, and more efficient vehicular and pedestrian access. Both Project A and Project B are of high-quality architectural design and offer amenity-rich rental housing opportunities not commonly found in the City of Montebello. This would be consistent with the General Plan’s policy of provide varying housing types and opportunities for a variety of living needs in the City.

A stated purpose of the 2016-2021 Housing Element is “to review development standards to improve site design, architectural quality, and livability of multi-family units”. The 2016-2021 Housing Element contemplated updating the Zoning Standards for the R-3 zone to accommodate the additional housing needs identified in RHNA; however, these revised standards have not been codified. The project design for both sites’ layout is efficient and self-contained with on-site amenities and parking. The projects utilize efficient design concepts and are integrated into the neighborhood and are therefore compatible with the surrounding uses. In addition, the new residents will support and enhance demand for commercial services from the nearby business districts in the City.

Other stated purposes of the 2016-2021 Housing Element are “to minimize governmental constraints, market constraints, and environmental constraints that may impede the development of new housing,” and “to address future housing needs by expanding housing opportunities in the City.” The R-3 Multiple Family Residential Zone standards provide a significant impediment to the development of modern and efficient residential units. The projects would utilize the MMC’s Planned Development provisions to achieve additional density and certain deviations from the R-3 development standards to expand housing opportunities in the City and meet the goals of the City’s Housing Element. The projects would make a substantial contribution towards meeting the City’s RHNA allocation, including its affordable housing allocation, consistent with the goals and policies of the General Plan Housing Element.

The projects would also support the following policies of the 2016-2021 Housing Element related to affordable housing:

Policy 4.1. The City will continue to encourage the development of affordable housing throughout the community.

Policy 4.5. The City will continue to encourage development of new housing in proximity to public services, transportation routes, and other community facilities.

Policy 4.6. The City will encourage the establishment of a variety of affordability levels in multiple-projects.

Consistent with Policy 4.1, the projects would include a total of 32 units affordable to lower-income households (30 in Project A and 2 in Project B). Consistent with Policy 4.5, these units would be constructed in proximity to nearby public transportation routes and other community facilities. Consistent with Policy 4.6, the projects would be mixed-income projects with a variety of affordability levels, both market-rate and affordable to lower-income households.

2. *The surrounding properties will not be adversely affected by the approval of the proposed parking management plan.*

The proposed building represents an efficient design and layout and is designed to be fully self-contained as it relates to parking, including through the use of tandem and compact parking spaces.

Approval of the proposed Parking Management Plan would not adversely affect surrounding properties. All vehicular parking for both projects would be located on-site and would be enclosed. All tandem and compact parking spaces would be self-managed by individual tenants.

3. *The proposed parking management plan is appropriate for the proposed land use.*

Self-managed tandem parking and use of compact parking spaces are typical and appropriate for multi-family residential developments with enclosed on-site parking. The projects are designed to make the most efficient use of each site. Due to site constraints and changes in topography, the buildings have been designed to be fully self-contained, including through the use of tandem and compact parking. Drive aisles have been designed to provide ample circulation and access. Public transportation options exist for residents of the project. The project sites are located within 1,000 feet of a Montebello Bus Lines #10 line stop and the Montebello Transportation Department administers a "Dial a Taxi" program to residents that are disabled or over age 62. Finally, the projects are well-served by other modes of public transportation including Metro Bus lines and offers its residents many choices for access to the aforementioned bike parking and to ride-share services.

4. *That adequate off-street parking for customers, clients, visitors, and employees will be available for the proposed land use.*

The projects are both multi-family residential buildings that will provide adequate parking for residents and guests. The buildings have been designed to be fully self-contained, including through the use of tandem and compact parking, to increase the amount of parking than could otherwise be provided without eliminating units. The projects include adequate short-term and long-term bicycle parking to supplement the vehicular parking. Therefore, adequate off-street parking will be available for the proposed land use.

5. *The parking management plan includes provisions for periodic monitoring by the city to identify any problems associated with implementation of the plan and to adjust the plan as necessary. Any costs to the city incurred as a result of such monitoring shall be paid by the property owner upon request of the city.*

As stated above, the proposed Parking Management Plan includes provisions for periodic monitoring by the city, and costs will be reimbursed by the property owner upon request of the city.

SECTION 3. CEQA. Pursuant to the California Environmental Quality Act (CEQA), Case Nos. PC-2021-0008-PD-PMP-SPR and DA 04-21 are considered a “project,” per the CEQA definition of a “project.” The City Council of the City of Montebello hereby determines and finds that the Project is exempt from CEQA per PRC Section 21155.1 under the Sustainable Communities Project Exemption (SCPE) (ENV No. 04-22-SE). The Project is a transit priority project and meets the requirements of PRC Section 21155 subdivisions (a) and (b) and Section 21155.1 subdivisions (a) and (b) and one of the requirements of subdivision (c). Refer to “Attachment A” for additional details and findings on the Sustainable Communities Project Exemption, which are incorporated herein by this reference.

SECTION 4. Based on the findings contained in this Resolution, the City Council hereby approves the Planned Development District including a Density Overlay and Height Overlay and Precise Plan of Development, Parking Management Plan, and Site Plan Review, with Conditions (“PC-2021-0008-PD-PMP-SPR”) subject to the conditions herein below.

SECTION 5. CONDITIONS. The City Council of the City of Montebello find and determine that the foregoing conditions of approval are necessary and appropriate and impose them upon the use of the Property.

A. Planning Division Conditions

1. The Applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers, and employees from any claim, action, or proceeding brought against the City, its elected and appointed officials, agents, officers, or employees arising out of, or which are related to the Applicant's project or application (collectively referred to as "proceedings"). The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities, and expenses incurred or awarded in connection with the proceedings whether incurred by the Applicant, the City and/or the parties initiating or bringing such proceedings. This indemnity provision shall include the Applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth herein. The City shall have the right to choose its own legal counsel to represent the City's interest in the proceedings.
2. The development of the subject properties shall be consistent with all of the provisions of the Montebello Municipal Code (MMC), approved Planned Development District including the Density Overlay and Height Overlay and Precise Plan of Development, Site Plan Review, and Parking Management Plan (Case No. PC-2021-0008-PD-PMP-SPR/ENV No. 04-22-SE), and the specifications of the City's Planning Division ("Planning Division" or "Planning Department").
3. Within thirty (30) days of the Planning Division transmittal of the Acceptance Form, the Applicant shall sign and return a copy of the Acceptance Form, agreeing to the conditions of approval and acknowledging that failure to comply with such conditions shall constitute grounds for potential revocation of the permit approval. Failure to return the Acceptance Form within thirty (30) days shall constitute grounds for terminating the permit.
4. The Director of Planning & Community Development ("Director"), at any time, can call for a review of the approved conditions of approval at a duly noticed public hearing before the Planning Commission. These condition(s) may be modified, or new condition(s) added to reduce any impacts of the use.
5. The Applicant shall execute and record with the Los Angeles County a Covenant and Agreement to hold the abutting parcels located at 116,128, & 136 N. Poplar Ave (Project Site A) as one parcel and 129 & 133 N. Poplar Ave (Project Site B) as another parcel.
6. The Applicant shall enter into a Development Agreement (DA 04-21) with the City for the proposed Planned Development District (PC-2022-0008-PD-PMP-SPR).
7. The Applicant or successor in interest shall meet the applicable code requirements except as may be modified by the approvals under PC-2022-0008-PD-PMP-SPR and DA 04-21 and all other City department regulations.

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8. All applicable conditions of approval from previous entitlements on the property shall remain in full force and effect, unless otherwise specifically noted in this Resolution.
9. It is the responsibility of the Applicant to have all graffiti on the site removed within twenty-four (24) hours of its appearance, or be subject to citation from the City of Montebello Code Enforcement Division.
10. The Applicant will bear the full costs of all monitoring and inspection activities to be conducted by City staff, or its designated representative(s), as necessary to ensure compliance with the conditions of this Resolution.
11. Any change, expansion, intensification and/or modification to the proposed plans use, or mode of operations shall be subject to the review and approval by the Director who may take action or call for review by the Montebello Planning Commission at a noticed public hearing.
12. This approval shall not supersede the approval of any other responsible agencies. The Applicant shall comply with all Federal, State and local laws.
13. The approval of this Planned Development (PC-2022-0008-PD-PMP-SPR) shall automatically expire if the rights granted are not exercised before March 1, 2023 except as may be extended by DA 04-21. Applicant shall be considered to have exercised its rights under this approval by having been issued a building permit by the City and Applicant actually commencing construction of the applicable Phase by completing the first required inspection.
14. The approval of this Precise Plan of Development (PC-2022-0008-PD-PMP-SPR /ENV No. 04-22-SE) can be extended not to exceed three (3) years with a written request by the property owner no less than thirty (30) days prior to the expiration date stating the reason and need for an extension and upon review and approval by the Director except as may be extended by DA 04-21.
15. In the event of a violation of the conditions of approval, no further permits, licenses, approvals or certificates of occupancy shall be issued until such violation has been fully remedied.
16. Modification to Plans. Subsequent modifications to this approval shall be in conformance with the approved plans. The Director shall determine as to whether a modification to the project is allowed. The approval of such modification shall be provided in written format in the form deemed acceptable by the Director and City Attorney. Modifications which extend beyond the parameters of substantial conformance shall be subject to a Planned Development District amendment and/or new Site Plan Review, as determined by the Director. Any substantial change or modification to the proposed site plan shall be subject to review and approval by the Planning Commission.

17. The Applicant shall contact the Planning Division to arrange a Planning Inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
18. A copy of the approved Resolution shall be attached to the construction plans for any site improvement at the submittal of plans for plan check.
19. If at any time, a problem with fugitive dust arises, the Director may require a fugitive dust mitigation plan to be submitted and reviewed. The fugitive dust mitigation plan shall include a schedule of time and frequency of fugitive dust mitigation activities. Upon approval of the plan by the Director, the measures of the plan shall be implemented. This condition may require the developer to post a bond to ensure fugitive dust mitigation compliance.
20. The Director may, at any point, request remedy to fugitive dust and soil/mud spillage onto public rights-of-ways and adjacent properties due to inclement weather or other reasons.
21. All improvements to the subject property shall be in compliance with all City Ordinances except as may be modified by the approvals under PC-2022-0008-PD-PMP-SPR and DA 04-21.
22. The hours of construction shall be 7:00 a.m. to 8:00 p.m., Monday through Friday, and weekends and holidays 9:00 a.m. to 6:00 p.m. as restricted by the MMC Section 9.08.050.
23. The Applicant shall adhere to all residential development standards for the mitigation of noise as per MMC Section 17.22.110.
24. The street shall be swept at the end of the day if visible soil material is carried onto adjacent public sidewalks and paved roads.
25. Garage access shall be equipped with a secure door. The vehicular access-opening door shall be equipped with an automatic garage door opener.
26. Any parking space that fronts a building wall or fence with no separation between the front end of the parking space and the wall or fence, shall be provided with a concrete wheel stop or curb barrier not less than two (2) feet from such wall or fence property line. Such wheel stop or curb barrier shall be securely installed and maintained.
27. Minimum aisle widths and circulation shall be provided in accordance to the MMC Chapter 17.52- Off-street Parking requirements.
28. The site shall be attractively landscaped and maintained in accordance with the standards established in the MMC and to the satisfaction of the Planning Department.
29. Landscape and Irrigation Plan. Detailed landscape and irrigation plans, which meet the requirements set forth in the MMC shall be required as a part of the project Plan Check review and approval process. Permanent underground automated irrigation system must

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be provided for all landscaping on the site. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.

30. The landscape plan shall conform to the MMC requirements. Shrubs shall not be less than three (3) feet in height when planted and cover not less than thirty (30) percent of the landscaped area. All landscaping shall cover the designated planting areas from the outset.
31. All trees shall be at least twenty-four inch (24") box or equivalent.
32. All landscape planters shall be surrounded by a six (6) inch concrete curb if adjacent to any public right-of-way or private road or sidewalk intended for public use.
33. A trash enclosure, if provided, shall be constructed of decorative masonry block or masonry block with decorative finish, such as stucco, and view-obscuring doors that are compatible with the main residence, subject to the final review and approval of the Planning Department. The Applicant shall reflect this requirement on the plans submitted for plan check.
34. All proposed utilities (Gas, Electricity, Communications, etc.) shall be placed underground. The Applicant shall reflect this requirement on plans submitted for "Plan Check".
35. All outdoor utilities or machinery located outside the exterior walls, including roof-mounted equipment, shall be completely screened from view from any public right-of-way or adjacent residential use by either view obscuring landscaping or architectural features of the main building (i.e. parapet walls, façade extension, etc.), subject to the final review and approval of the Planning Department.
36. Any inevitable exposed wires shall be neatly bolted and painted to match the building color.
37. The proposed exterior colors and materials board shall be implemented as approved by the Planning Department based on the final City approval of the Precise Plan of Development.. Any changes to the approved exterior colors and materials shall be subject to the review and approval of the Planning Department.
38. The Applicant shall submit a separate lighting plan (photometric study) during the plan check process, subject to the review and approval of the Montebello Police Department ("Police Department") and Planning Department.
39. The Applicant shall submit a detailed wall/fence plan which is consistent with the MMC and identifies the material(s), color(s), and dimensions of proposed fencing, subject to the review and approval of the Planning Department.

40. The Applicant shall provide a parking management plan for all assigned spaces, which will contain all notices, agreements, rules, assignments and regulations regarding tenant parking of vehicles within the project.
41. All buildings with third- and fourth-story window views overlooking adjacent residential properties shall be reviewed to ensure privacy windows are installed to protect surrounding neighbors. The Applicant shall be required to install privacy windows, and where appropriate and feasible shall also install landscaping, decorative wall extensions or any equivalent solution approved by the Director.
42. All outdoor recreation areas maintained by property owner shall be open from 8:00 a.m. to 10:00 p.m. (Pacific Standard Time). Any changes to the proposed hours shall be reviewed and approved by the Director.
43. Thirty (30) units within Project A and two (2) units within Project B shall be restricted to and available at affordable rent, adjusted for household size, to Lower Income Households (as defined in California Health and Safety Code Section 50079.5 and as periodically published by the California Department of Housing and Community Development for a term of fifty-five years (55)).

B. Building Division Conditions

1. The 4-story apartment building (R-2 occupancy) shall be Type II-B or a higher type of construction, separated from the 2-story Type I-A subterranean garage (S-2 occupancy) by a 3-hour fire-resistance-rated horizontal assembly which shall also be of Type I-A construction.
2. The R-2 and S-2 occupancies shall be protected by NFPA 13 fire sprinklers throughout.
3. All of the apartment units are covered multifamily dwellings as defined in the Fair Housing Amendment Act and the California Building Code, subject to the requirements set forth in the Fair Housing Design Guidelines and Chapter 11A of the 2019 California Building Code.
4. Out of the 86 electric vehicle parking spaces, one (1) shall be van accessible, three (3) standard accessible, and three (3) ambulatory parking spaces.
5. At least 2 percent of the assigned parking spaces provided to residents shall be accessible. At least 5 percent of the unassigned parking spaces and visitor parking spaces shall be accessible.

C. Engineering Conditions

1. A parking and driveway plan shall be submitted to the City for review and approval.

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2. Prior to issuance of building permits, the City Department of Public Works and the County of Los Angeles Sanitation District shall review and approve the project's available sewer capacity.

D. Public Works Department Conditions

1. Low impact development (LID) requirements are required for city approval.
2. All broken, damaged, or substandard street improvements, shall be removed and replaced from property line to property line to the center of the street along the proposed project; such as: sidewalk, curb and gutter, driveway approach, and pavement.
 - a. Grind 2" PCC Pavement and overlay with 2" AC from property line to property line to the center of the street along the proposed project or in lieu of grind and AC overlay deposit money for the cost of this improvement with the City for the future Street improvement.
3. Install new domestic water, fire and irrigation line.
4. Install a new gas line.
5. Install new sewer laterals to city sewer main with Wye connections (minimum 6" diameter, must be VCP).
6. Underground all overhead utilities entering/servicing the new development site.
7. Storm runoff control measures are required.
8. Show all proposed curb drains.
9. Civil plan must show all underground utility main lines on the street and adjacent to the project site.
10. Civil plan must show entire street right-of-way, on-site and off-site improvements including underground and overhead utility lines and all proposed and required right-of-way improvements.

E. Fire Department Conditions

1. Fire flow report based on 2019 Edition California Fire Code, Appendix B/BB.
- 2.
3. Provide proposed standpipe location and show hose pull distances do not exceed 150' feet.
4. Fire access plan based on 2019 Edition California Fire Code and local amendments.
5. When the height of a structure at the roof eaves exceeds 27 feet or the capability of the fire department to access the roof safely utilizing ground ladders, the location and width of access roadways shall be such that the truck mounted aerial ladders may be utilized.

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6. Aerial ladder access shall include the ability to maneuver apparatus, deploy outriggers and provide proper climbing angles.
7. Elevator shall meet requirements of 2019 Edition California Fire Code, Chapter 6, Building Services and Systems and California Code of Regulations, Title 8, Division 1, Chapter 4, Subchapter 6, Elevator Safety Orders.
8. Elevator will be required to be gurney compliant.
9. Knox Boxes shall be installed per the satisfaction of the Montebello Fire Department. Knox key switches for any mechanical security gates.
10. Fire flow report based on 2019 Edition California Fire Code, Appendix B/BB.
11. Provide proposed standpipe location and show hose pull distances do not exceed 150' feet.
12. Provide additional public hydrants to meet fire flow requirements.
13. Fire hydrant plan based on 2019 Edition California Fire Code and City of Montebello local amendments.
14. Underground fire main/fire sprinkler supply plan based on 2019 Edition California Fire Code and NFPA 13/24 and Montebello Fire Department's plan check submittal requirements and notes.
15. Fire Sprinkler Overhead plan based on 2019 Edition California Fire Code and NFPA 13/13R and Montebello Fire Department's plan check submittal requirements and notes.
16. Fire standpipe plan based on 2019 Edition California Fire Code and NFPA 14.
17. Fire Alarm plan based on 2019 Edition California Fire Code and NFPA 72 and Montebello Fire Department's plan check submittal requirements and notes.
18. Provide Carbon Monoxide detection in residential units.
19. Provide Carbon Monoxide in enclosed parking garage per 2019 Edition California Mechanical Code.
20. Project will meet requirements of 2019 Edition California Fire Code, Chapter 12, Energy Systems.
21. Fire extinguishers per 2019 Edition California Fire Code and CCR Title 19.
22. Additional requirements maybe added during the plan check process.

F. SCPE Conditions (ENV NO. 04-22-SE)

1. The Project shall be in substantial conformance with the mitigation measures set forth under Section 5.0 of the SCPE, which are hereby incorporated as part of the conditions of approval.

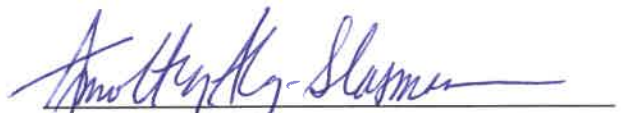
APPROVED and **ADOPTED** this 13th day of April 2022.


Kimberly A. Cobos-Cawthorne, Mayor

ATTEST:


Christopher Jimenez, City Clerk

APPROVED AS TO FORM:


Arnold M. Alvarez-Glasman, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF MONTEBELLO)

SS:



I, Christopher Jimenez, City Clerk of the City of Montebello, County of Los Angeles, State of California, hereby certify that the foregoing Resolution No. 22-18 was passed and adopted by the City Council of the City of Montebello, signed by the Mayor and attested by the City Clerk at a regular meeting of said Council held on the 13th day of April, 2022 and that said Resolution was adopted by the following vote, to-wit:

AYES: Melendez, Peralta, Jimenez, Torres, Cobos-Cawthorne
NOES: None
ABSTAIN: None
ABSENT: None

The undersigned, City Clerk of the City of Montebello, does hereby attest and certify that the foregoing Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of said City which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

DATE:

4/13/2022


Christopher Jimenez, City Clerk

Attachment A: Sustainable Communities Project Exemption Findings

Poplar Avenue Residential Development

Magna & Magna, Inc. ("Applicant") has proposed to construct 140 residential dwelling units at Project Site A (116, 128, and 136 N Poplar Avenue) and construct 16 residential dwelling units at Project Site B (129-133 N Poplar Avenue) for a total of 156 units, 32 of which will be restricted to lower income households (collectively, the "Project"). To allow development of the Project, the Applicant has sought City Council approval of a Planned Development District including a Density Overlay and Height Overlay and Precise Plan of Development, Parking Management Plan, and Site Plan Review, with Conditions (Case No. PC-2021-0008-PD-PMP-SPR) as well as a Development Agreement (Case No. DA-04-21).

Pursuant to California Public Resources Code ("PRC") Section 21155.1, a project that qualifies as a Sustainable Communities Project is statutorily exempt from the provisions of the California Environmental Quality Act ("CEQA") if a hearing is held by the City Council and the City Council finds, based on the whole of the administrative record, that the project qualifies as a transit priority project as defined by PRC Section 21155(b), and further meets all of the criteria set forth in PRC Section 21155.1 (a) and (b) and one of the criteria of subdivision (c).

A Sustainable Communities Project Exemption ("SCPE") document, dated April 2022, has been prepared for the Project and submitted to the City Council for its consideration (Case No. ENV-4-22-SE).

The City Council now finds, upon a review of the SCPE and the entire administrative record, that:

1. The Project qualifies as a transit priority project pursuant to PRC Section 21155(b), which by definition means that the Project is consistent with the general use designations, density, building intensity, and applicable policies specified for the Project area in the Regional Transportation Plan/Sustainable Communities Strategy prepared by the Southern California Association of Governments pursuant to PRC Section 21155(a); and contains more than 50 percent residential use; provides a minimum net density greater than 20 units an acre; and is within one-half mile of a major transit stop or high-quality transit corridor included in a regional transportation plan per PRC Section 21155(b); and
2. The Project complies with all environmental criteria under PRC Section 21155.1(a), all land use criteria under PRC Section 21155.1(b), and at least one criteria under PRC Section 21155.1(c) by virtue of the Project's provision of affordable housing.
3. Therefore, the City of Montebello finds that the proposed Project qualifies as a transit priority project that is declared to be a Sustainable Communities Project and is therefore exempt from CEQA, in accordance with PRC Section 21155.1.



CITY OF MONTEBELLO

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

FROM: René Bobadilla, P.E., City Manager

BY: Lupita Ibarra, Director of Transportation

SUBJECT: **Adopt Resolution No. 22-22 Authorizing The City's Submission Of Two (2) Applications to The Federal Transit Administration to Receive Funding to Purchase Zero-Emission Buses Under the Low Or No Emission Grant Program and The Grants for Buses and Bus Facilities Program**

DATE: April 27, 2022

RECOMMENDATIONS:

It is recommended that the City Council:

- 1) Adopt Resolution No. 22-22 authorizing the City's submission of an application to the Federal Transit Administration (FTA) to receive funding to purchase zero-emission buses under two (2) grant programs: (i) the Low or No Emission Grant Program ("Low-No Program"), in the amount of \$13,526,438, and (ii) the Grants for Buses and Bus Facilities Program ("Bus and Bus Facilities Program"); in the amount of \$13,526,438 (collectively, hereinafter the "Grants"); and
- 2) Take such additional, related, action that may be desirable.

FISCAL IMPACT

The City of Montebello (City) will submit two (2) separate applications in accordance with the Notice of Funding Opportunity (NOFO) guidelines (see Attachment "A"), each in the amount of \$13,526,438 (the total amount includes a required non-Federal match amount of \$1,946,250), for funds under the FTA's Low-No Program and the Bus and Bus Facilities Program.

If a project submitted for consideration under both programs is selected for funding, the FTA will exercise its discretion to determine under which program the project will receive an award. This funding will assist with the purchase of up to ten (10) hydrogen fuel cell

Adopt Resolution No. 22-22 Authorizing The City's Submission Of Two (2) Applications to The Federal Transit Administration to Receive Funding to Purchase Zero-Emission Buses Under the Low Or No Emission Grant Program and The Grants for Buses and Bus Facilities Program

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electric buses (FCEBs). All future procurement processes required for FCEBs will be presented to the City Council for review and approval as necessary. In addition, budget appropriations will be presented to the City Council at the appropriate time, ensuring funding is made available for the approved purchases.

BACKGROUND

On March 4, 2022, the FTA posted a combined NOFO announcing the opportunity for transit agencies to apply for approximately \$1.1 billion in funds under the Low-No Program and approximately \$372 million in funds under the Buses and Bus Facilities Program for the Fiscal Year (FY) 2022. These programs provide the FTA an opportunity to award grants through a competitive process to transit agencies for low- or zero-emission projects, including the purchase or lease of low- or zero-emission buses and related equipment that use advanced technologies for transit-related operations.

On October 27, 2021, the City Council adopted Resolution No. 21-80 approving Montebello Bus Lines' (MBL) Zero Emission Bus (ZEB) Rollout Plan (see Attachment "B") to serve as a blueprint for how MBL plans to achieve a complete transition to zero-emissions technologies by 2040. Furthermore, the ZEB Rollout Plan provides information on strategies necessary to address MBL's current bus fleet composition, future bus purchases, facilities and infrastructure modifications, and potential funding sources. In accordance with the ZEB Rollout Plan, MBL identified FTA's Low-No Program and the Bus and Bus Facilities Program as additional funding opportunities to assist with purchasing up to ten (10) FCEBs.

The City is eligible to apply for the Grants in accordance with Section 5307 of Title 49, U.S. Code. If awarded, this funding will assist MBL in aligning with the City's commitment to invest in the innovative, cutting-edge technology required to further reduce its carbon footprint and support the sustainable electrification of transportation.

SUMMARY

Staff recommends that the City Council adopt Resolution No. 22-22 (Attachment "C") authorizing the City's submission of two (2) separate applications to the FTA to receive funding to purchase zero-emission buses under: (i) the Low-No Program and the Buses and (ii) the Bus Facilities Program; and take such additional, related, action that may be desirable.

ATTACHMENTS:

- A. Attachment A – Federal Register Vol. 87 No. 43 Notice of Funding Opportunity
- B. Attachment B – Resolution No. 21-80 approving MBL's ZEB Rollout Plan
- C. Attachment C – Resolution No. 22-22



without change to <https://www.regulations.gov>, including any personal information provided. Please see the Privacy Act heading in the **SUPPLEMENTARY INFORMATION** section of this document for Privacy Act information related to any submitted comments or materials.

Docket: For access to the docket to read the proposed FRA Guidance, background documents, or comments received, go to <http://www.regulations.gov>.

FOR FURTHER INFORMATION CONTACT: Kevin MacWhorter, Attorney Advisor, Office of the Chief Counsel, telephone: (202) 641-8727, email: kevin.macwhorter@dot.gov.

SUPPLEMENTARY INFORMATION: In 1976, pursuant to the Railroad Revitalization and Regulatory Reform Act of 1976 (4R Act), representatives of the railroads and their employees agreed on “[f]air and equitable arrangements” to protect employees impacted by certain projects financed by the Federal Government. The Secretary of Labor adopted these protections in a letter to the Secretary of Transportation dated July 6, 1976. FRA has placed a copy of this letter and the accompanying protections in the docket for this guidance. In general, these protections provided that a railroad employee who is adversely affected by a project receiving certain financing from the Federal Government was entitled to receive a displacement allowance, and/or a dismissal allowance, among other benefits.

Many of FRA’s current discretionary grant programs, including the Consolidated Rail Infrastructure and Safety Improvements Program and the Federal-State Partnership for State of Good Repair Program, are subject to the grant conditions described in section 22905(c) of title 49, U.S.C. As relevant here, section 22905(c)(2)(B), requires grant applicants, for any grant for a project that uses rights-of-way owned by a railroad, to agree to comply with “the protective arrangements that are equivalent to the protective arrangements established under” the 4R Act. While this requirement is a condition of many FRA grants, it is not often applicable (as FRA’s grants do not typically cause an adverse impact to railroad employees). With that said, FRA developed the FRA Guidance to assist grantees and to facilitate compliance with these important protections. Once final, FRA intends to include the FRA Guidance as an appendix to all new grant and cooperative agreements subject to section 22905(c)(2)(B), and grantees will be required to ensure the inclusion of

the FRA Guidance, as applicable, in all contracts for the FRA-funded project. Costs incurred to comply with the FRA Guidance and in a manner consistent with 2 CFR part 200 are eligible for reimbursement under the applicable grant.

Section 22905(c)(2)(B) specifically requires protective arrangements “equivalent” to those established under the 4R Act. As such, in the FRA Guidance, FRA did not deviate from the protections adopted by the Secretary of Labor in 1976. The FRA Guidance only seeks to clarify the protections and to ensure grant applicants understand them. FRA did not create new, or remove existing, protections. As noted, FRA has included a copy of the Secretary of Labor’s letter and the accompanying protections in the docket to facilitate review of the FRA Guidance.

The FRA Guidance describes both procedural and substantive protections. The substantive protections include dismissal and displacement allowances and moving assistance, among other items included in the original 4R Act protections. The procedural protections include opportunities for employees (or their representatives) to engage in negotiations with respect to application of the protections.

Privacy Act

FRA may solicit comments from the public to better inform its guidance process. FRA posts these comments, without edit, including any personal information the commenter provides, to www.regulations.gov, as described in the system of records notice (DOT/ALL-14 FDMS), which can be reviewed at www.dot.gov/privacy. In order to facilitate comment tracking and response, we encourage commenters to provide their name, or the name of their organization; however, submission of names is completely optional. Whether or not commenters identify themselves, all timely comments will be fully considered. If you wish to provide comments containing proprietary or confidential information, please contact the agency for alternate submission instructions.

Allison Ishihara Fultz,
Chief Counsel.

[FR Doc. 2022-04530 Filed 3-3-22; 8:45 am]

BILLING CODE 4910-06-P

DEPARTMENT OF TRANSPORTATION

Federal Transit Administration

FY 2022 Competitive Funding Opportunity: Low or No Emission Grant Program and the Grants for Buses and Bus Facilities Competitive Program

AGENCY: Federal Transit Administration (FTA), Department of Transportation (DOT).

ACTION: Notice of Funding Opportunity (NOFO).

SUMMARY: The Federal Transit Administration (FTA) announces the opportunity to apply for approximately \$1.1 billion in competitive grants under the fiscal year (FY) 2022 Low or No Emission Grant Program (Low-No Program) (Federal Assistance Listing: 20.526) and approximately \$372 million in FY 2022 funds under the Grants for Buses and Bus Facilities Program (Buses and Bus Facilities Program) (Federal Assistance Listing 20.526), subject to availability of appropriated funding.

DATES: Complete proposals must be submitted electronically through the GRANTS.GOV “APPLY” function by 11:59 p.m. Eastern time on May 31, 2022. Prospective applicants should initiate the process by registering on the GRANTS.GOV website promptly to ensure completion of the application process before the submission deadline.

ADDRESSES: Instructions for applying can be found on FTA’s website at <https://www.transit.dot.gov/howtoapply> and in the “FIND” module of GRANTS.GOV. The funding opportunity ID is FTA-2022-001-TPM-LWNO for Low-No applications and FTA-2022-002-TPM-BUSC for Buses and Bus Facilities applications. Please note, if an application is choosing to apply to both programs, the applicant must submit a GRANTS.GOV package to each opportunity ID. Mail and fax submissions will not be accepted.

FOR FURTHER INFORMATION CONTACT: For further information concerning this notice, please contact the Low-No/Bus grant program staff via email at ftalownobusnofo@dot.gov, or call Amy Volz at 202-366-7484.

SUPPLEMENTARY INFORMATION: As required by Federal public transportation law, Low or No Emission Grant Program funds will be awarded competitively for the purchase or lease of low or no emission vehicles that use advanced technologies for transit revenue operations, including related equipment or facilities. As required by Federal public transportation law, Buses and Bus Facilities Program funds will be

awarded competitively to assist in the financing of capital projects to replace, rehabilitate, purchase or lease buses and related equipment, and to rehabilitate, purchase, construct or lease bus-related facilities. Zero-emission projects will include costs for workforce development, unless the applicant certifies funds are not needed. In general, projects may include costs incidental to the acquisition of buses or to the construction of facilities, such as the costs of related workforce development and training activities, and project administration expenses. As these two programs have overlapping eligibilities and must be implemented on the same timeline as required by changes made by the Bipartisan Infrastructure Law (enacted as the Infrastructure Investment and Jobs Act), FTA is publishing this joint NOFO. Per Federal public transportation law, FTA will award grants for these programs within 75 days after the date this solicitation expires from funds available for award at that time. FTA may extend the application deadline, and may award additional funding that is made available to the programs prior to the announcement of project selections. If during FY2022, additional funding is made available for these programs after announcement of project selections, FTA may make additional awards under a separate NOFO.

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- D. Application and Submission Information
- E. Application Review Information
- F. Federal Award Administration Information
- G. Federal Awarding Agency Contacts
- H. Other Information

A. Program Description

This is a combined NOFO and announces the availability of FY 2022 funding for both the Low-No and the Buses and Bus Facilities Program.

Federal public transportation law (49 U.S.C. 5339(c)) authorizes FTA to award grants for low or no emission bus projects through a competitive process, as described in this notice. The Low-No Program provides funding to State (including territories and Washington DC), local governmental authorities, and tribal governments for the purchase or lease of zero-emission and low-emission transit buses, including acquisition, construction, and leasing of required supporting facilities such as recharging, refueling, and maintenance facilities.

Federal public transportation law (49 U.S.C. 5339(b)) authorizes FTA to award grants for the Buses and Bus Facilities

Program through a competitive process, as described in this notice. Grants under this program are for capital projects to replace, rehabilitate, purchase, or lease buses and related equipment, or to rehabilitate, purchase, construct, or lease bus-related facilities.

These programs support FTA's priorities and objectives through investments that (1) renew our transit systems; (2) reduce greenhouse gas emissions from public transportation, (3) advance racial equity, (4) maintain and create good-paying jobs with a free and fair choice to join a union, and (5) connect communities. These programs also support the President's Building a Better America initiative to mobilize American ingenuity to build a modern infrastructure and an equitable, clean energy future. In addition, this NOFO will advance the goals of the President's January 20, 2021, Executive Order 14008, Tackling the Climate Crisis at Home and Abroad and Executive Order 13985, Advancing Racial Equity and Support for Underserved Communities Through the Federal Government.

B. Federal Award Information

Federal public transportation law (49 U.S.C. 5338(a)(2)(N)) authorizes \$71,561,189 in FY 2022 for the Low-No Program. The 2021 Bipartisan Infrastructure Law (BIL) (enacted as the Infrastructure Investment and Jobs Act, Pub. L. 117–58) appropriated an additional \$1,029,000,000 for FY 2022 grants, for a total of \$1,100,561,189 for grants under the Low-No program, subject to the availability of FY 2022 appropriated funding. Additional funds made available prior to project selection may be allocated to eligible projects. If during FY2022, additional funding is made available for this program after announcement of project selections, FTA may issue another NOFO and make additional awards.

As required by Federal public transportation law (49 U.S.C. 5339(c)(5)), a minimum of 25 percent of the amount awarded under the Low-No Program will be awarded to low emission projects other than zero emission vehicles and related facilities. In FY 2021, the program received applications for 187 projects requesting a total of \$917 million. Forty-nine projects were funded at a total of \$182 million.

Federal public transportation law (49 U.S.C. 5338(a)(2)(N)) authorizes \$375,696,244 in FY 2022 funds for the Buses and Bus Facilities Program. After the oversight takedown of \$3,354,431, FTA is announcing the availability of \$372,341,813 for the Buses and Bus Facilities Program through this notice,

subject to availability of FY 2022 appropriated funding. Additional funds made available prior to project selection may be allocated to eligible projects. If during FY2022, additional funding is made available for this program after announcement of project selections, FTA may make additional awards under a separate NOFO.

As required by Federal public transportation law at 49 U.S.C. 5339(b)(5), a minimum of 15 percent of the amount awarded under the Buses and Bus Facilities Program will be awarded to projects located in rural areas. As required by 49 U.S.C. 5339(b)(8), no single grant recipient will be awarded more than 10 percent of the amount made available. In FY 2020, the program received applications for 282 projects requesting a total of \$1.8 billion. Ninety-six projects were funded at a total of \$464 million.

An applicant may submit a low or no emissions project to both the Buses and Bus Facilities Program and the Low-No Program, or submit the project only to the Low-No Program or only to the Buses and Bus Facilities Program. If a project submitted for consideration under both programs is selected for funding, FTA will exercise its discretion to determine under which program the project will receive an award. Please note if submitting to both programs, a separate application package must be submitted to each opportunity ID for the respective program listed on GRANTS.GOV.

FTA may cap the amount a single recipient or State may receive as part of the selection process for either program.

FTA will grant pre-award authority to incur costs for selected projects beginning on the date FY 2022 project selections are announced on FTA's website. Funds are available for obligation for three fiscal years after the fiscal year in which the competitive awards are announced. Funds are available only for eligible costs incurred after announcement of project selections. FTA intends to fund as many meritorious projects as possible.

C. Eligibility Information

1. Eligible Applicants

Eligible applicants for the Low or No Emission Program include designated recipients, States (including territories and Washington DC), local governmental authorities, and Indian tribes. Proposals for funding projects in rural (non-urbanized) areas, defined as an area encompassing a population of less than 50,000 people that has not been designated in the most recent decennial census as an "urbanized area"

by the Secretary of Commerce may be submitted as part of a consolidated State proposal. To be considered eligible, applicants must be able to demonstrate the requisite legal, financial, and technical capabilities to receive and administer Federal funds under this program. Assistance on this requirement is available from FTA's Regional Offices.

Eligible applicants for the Buses and Bus Facilities Program include designated recipients that allocate funds to fixed route bus operators, States (including territories and Washington DC) or local governmental entities that operate fixed route bus service, and Indian tribes. Eligible subrecipients include all otherwise eligible applicants and also private nonprofit organizations engaged in public transportation.

Except for projects proposed by Indian tribes, all proposals for projects in rural (non-urbanized) areas must be submitted by a State, either individually or as a part of a statewide application. States and other eligible applicants also may submit consolidated proposals for projects in urbanized areas. The submission of a statewide or consolidated urbanized area application does not preclude any other eligible recipients in an urbanized area or in a State from also submitting a separate application. Proposals may contain projects to be implemented by the recipient or its subrecipients.

As permitted under Federal public transportation law (49 U.S.C. 5339(b)(10), (c)(8)), an applicant proposing a low or no emission project under both the Buses and Bus Facilities Program and the Low-No Program, or an applicant proposing only a low or no emission project under the Low-No program, may include partnerships with other entities that intend to participate in the implementation of the project, including, but not limited to, specific vehicle manufacturers, equipment vendors, owners or operators of related facilities, or project consultants. If an application that involves such a partnership is selected for funding, the project will be deemed to satisfy the requirement for a competitive procurement under 49 U.S.C. 5325(a) for the named entities. Applicants are advised that any changes to the proposed partnership will require FTA written approval, must be consistent with the scope of the approved project, and may necessitate a competitive procurement.

2. Cost Sharing or Matching

The maximum Federal share for projects that involve leasing or acquiring transit buses (including clean

fuel or alternative fuel vehicles) for purposes of complying with or maintaining compliance with the Clean Air Act (CAA) or the Americans with Disabilities Act (ADA) of 1990 is 85 percent of the net project cost.

The maximum Federal share for the cost of acquiring, installing, or constructing vehicle-related equipment or facilities (including clean fuel or alternative fuel vehicle-related equipment or facilities) for purposes of complying with or maintaining compliance with the CAA or ADA is 90 percent of the net project cost of such equipment or facilities that are attributable to compliance with the CAA or ADA. The award recipient must itemize the cost of specific, discrete, vehicle-related equipment associated with compliance with the CAA to be eligible for the maximum 90 percent Federal share for these costs.

The Federal share of the cost of other projects shall not exceed 80 percent.

Eligible sources of match include the following: Cash from non-Government sources other than revenues from providing public transportation services; revenues derived from the sale of advertising and concessions; amounts received under a service agreement with a State or local social service agency or private social service organization; revenues generated from value capture financing mechanisms; funds from an undistributed cash surplus; replacement or depreciation cash fund or reserve; new capital; or in-kind contributions. Transportation development credits or in-kind match may be used for local match if identified and documented in the application.

3. Eligible Projects

Under the Low-No Program (49 U.S.C. 5339(c)), eligible projects include projects or programs of projects in an eligible area for: (1) Purchasing or leasing low or no emission buses; (2) acquiring low or no emission buses with a leased power source; (3) constructing or leasing facilities and related equipment for low or no emission buses; (4) constructing new public transportation facilities to accommodate low or no emission buses; or (5) rehabilitating or improving existing public transportation facilities to accommodate low or no emission buses (49 U.S.C. 5339(c)(1)(B)). As required by Federal public transportation law (49 U.S.C. 5339(c)(5)), FTA will consider only eligible projects relating to the acquisition or leasing of low or no emission buses or bus facilities that make greater reductions in energy consumption and harmful emissions than comparable standard buses or other

low or no emission buses. A single application may include both vehicle and facility components, along with associated equipment and workforce development plans.

A low or no emission bus is defined as a passenger vehicle used to provide public transportation that sufficiently reduces energy consumption or harmful emissions, including direct carbon emissions, when compared to a standard vehicle. The statutory definition includes zero emission transit buses, which are defined as buses that produce no direct carbon emissions and no particulate matter emissions under any and all possible operational modes and conditions. Examples of zero emission bus technologies include, but are not limited to, hydrogen fuel-cell buses, battery-electric buses, and rubber tire trolley buses powered by overhead catenaries. All new transit bus models must successfully complete FTA bus testing for production transit buses pursuant to FTA's Bus Testing regulation (49 CFR part 665) in order to be procured with funds awarded under the Low-No Program. All transit vehicles must be procured from certified transit vehicle manufacturers in accordance with the Disadvantaged Business Enterprise (DBE) regulations (49 CFR part 26). The development or deployment of prototype vehicles is not eligible for funding under the Low-No Program.

Eligible projects for the Buses and Bus Facilities Program include capital projects to replace, rehabilitate, purchase, or lease buses, vans, or related equipment; or to rehabilitate, purchase, construct, or lease bus-related facilities regardless of propulsion type or emissions. A single application may include both vehicle and facility components, along with associated equipment and workforce development activities.

Recipients are permitted to use up to 0.5 percent of their requested grant award for workforce development activities eligible under Federal public transportation law (49 U.S.C. 5314(b)), including on-the-job training, labor-management partnership training, and registered apprenticeships, and an additional 0.5 percent for costs associated with training at the National Transit Institute.

For applicants proposing projects related to zero-emission vehicles for either program, 5 percent of the requested Federal award must be used for workforce development to retrain the existing workforce and develop the workforce of the future, including registered apprenticeships and other joint labor-management training

programs, as outlined in the applicant's Zero-Emission Transition Plan (see Section E(1)(c) of this notice), unless the applicant certifies via the application that less funding is needed to carry out the Plan. Applicants must identify the proposed use of funds for these activities in the project proposal and identify them separately in the project budget. These amounts are additional, not a take-down, from other eligible project expenses. For example, if the total capital costs of the vehicles and equipment was \$95,000, an additional \$5,000 should be included in the budget for these expenses for a total project cost of \$100,000. Applicants are encouraged to discuss training needs with their workforce and to develop training plans in collaboration with unions and other workforce representatives, as well as with workforce boards, community colleges, and other workforce organizations. Applicants that propose not to use the full five percent available must include an explanation as to why the funds are not needed. Absent an explanation, a zero-emission application that does not include 5 percent of its project budget for workforce development will be deemed ineligible.

If a single project proposal involves multiple public transportation providers, such as when an agency acquires vehicles that will be operated by another agency, the proposal must include a detailed statement regarding the role of each public transportation provider in the implementation of the project.

D. Application and Submission Information

1. Address To Request Application Package

Applications must be submitted electronically through GRANTS.GOV. General information for accessing and submitting applications through GRANTS.GOV can be found at www.fta.dot.gov/howtoapply along with specific instructions for the forms and attachments required for submission. Mail or fax submissions of completed proposals will not be accepted. A complete proposal submission for each program consists of two forms: The SF-424 Application for Federal Assistance (available at GRANTS.GOV) and the supplemental form for the FY 2022 Low-No and Buses and Bus Facilities Programs (downloaded from GRANTS.GOV or the FTA website at <https://www.transit.dot.gov/funding/grants/lowno>). The same supplemental form will be used to apply to either program or both programs. However, please note that if an applicant is

applying to both programs they must submit the materials through each of the GRANTS.GOV opportunity ID's listed for each program. Failure to submit the information as requested can delay review or disqualify the application.

2. Content and Form of Application Submission

a. Proposal Submission

A complete proposal submission for each program consists of two forms: (1) The SF-424 Application for Federal Assistance; and (2) the supplemental form for the FY 2022 Low-No and Buses and Bus Facilities Programs. The supplemental form and any supporting documents must be attached to the "Attachments" section of the SF-424. The application must include responses to all sections of the SF-424 Application for Federal Assistance and the supplemental form, unless indicated as optional. The information on the supplemental form will be used to determine applicant and project eligibility for the program, and to evaluate the proposal against the selection criteria described in part E of this notice.

FTA will accept only one supplemental form per SF-424 submission. FTA encourages States and other applicants to consider submitting a single supplemental form that includes multiple activities to be evaluated as a consolidated proposal. If a State or other applicant chooses to submit separate proposals for individual consideration by FTA, each proposal must be submitted using a separate SF-424 and supplemental form.

Applicants may attach additional supporting information to the SF-424 submission, including but not limited to letters of support, project budgets, fleet status reports, or excerpts from relevant planning documents. Applicants for zero-emission projects must attach the fleet transition plan. Any supporting documentation must be described and referenced by file name in the appropriate response section of the supplemental form, or it may not be reviewed.

Information such as applicant name, Federal amount requested, local match amount, description of areas served, etc. may be requested in varying degrees of detail on both the SF-424 and supplemental form. Applicants must fill in all fields unless stated otherwise on the forms. If information is copied into the supplemental form from another source, applicants should verify that pasted text is fully captured on the supplemental form and has not been truncated by the character limits built

into the form. Applicants should use both the "Check Package for Errors" and the "Validate Form" validation buttons on both forms to check all required fields on the forms, and ensure that the Federal and local amounts specified are consistent. Applicants should enter their information in the supplemental form (fillable PDF) that is made available on FTA's website or through the GRANTS.GOV application package, and should attach this to the application in its original format. Applicants should not use scanned versions of the form, "print" the form to PDF, convert or create a version using another text editor, etc.

b. Application Content

The SF-424 Application for Federal Assistance and the supplemental form will prompt applicants for the required information, including:

- i. Applicant name
- ii. Dun and Bradstreet (D&B) Data Universal Numbering System (DUNS) number
- iii. Key contact information (including contact name, address, email address, and phone)
- iv. Congressional district(s) where project will take place
- v. Project information (including title, an executive summary, and type)
- vi. A detailed description of the need for the project
- vii. A detailed description on how the project will support either Program's objectives
- viii. Evidence that the project is consistent with local and regional planning documents
- ix. Evidence that the applicant can provide the local cost share
- x. A description of the technical, legal, and financial capacity of the applicant
- xi. A detailed project budget
- xii. An explanation of the scalability of the project
- xiii. Details on the local matching funds
- xiv. A detailed project timeline

3. Unique Entity Identifier and System for Award Management (SAM)

Each applicant is required to: (1) Be registered in SAM before submitting an application; (2) provide a valid unique entity identifier in its application; and (3) continue to maintain an active SAM registration with current information at all times during which the applicant has an active Federal award or an application or plan under consideration by FTA. These requirements do not apply if the applicant has an exemption approved by FTA pursuant to 2 CFR 25.110(c), or is otherwise excepted from registration requirements. FTA may not

make an award until the applicant has complied with all applicable unique entity identifier and SAM requirements. If an applicant has not fully complied with the requirements by the time FTA is ready to make an award, FTA may determine that the applicant is not qualified to receive an award and use that determination as a basis for making a Federal award to another applicant.

All applicants must provide a unique entity identifier provided by SAM. Registration in SAM may take as little as 3–5 business days, but since there could be unexpected steps or delays (for example, if there is a need to obtain an Employer Identification Number), FTA recommends allowing ample time, up to several weeks, for completion of all steps. For additional information on obtaining a unique entity identifier, please visit www.sam.gov.

4. Submission Dates and Times

Project proposals must be submitted electronically through GRANTS.GOV by 11:59 p.m. Eastern time on May 31, 2022. GRANTS.GOV attaches a time stamp to each application at the time of submission. Proposals submitted after the deadline will only be considered under extraordinary circumstances not under the applicant's control. Mail and fax submissions will not be accepted.

Within 48 hours after submitting an electronic application, the applicant should receive an email message from GRANTS.GOV with confirmation of successful transmission to GRANTS.GOV. If a notice of failed validation or incomplete materials is received, the applicant must address the reason for the failed validation, as described in the email notice, and resubmit before the submission deadline. If making a resubmission for any reason, include all original attachments regardless of which attachments were updated and check the box on the supplemental form indicating this is a resubmission.

FTA urges applicants to submit applications at least 72 hours prior to the due date to allow time to receive the validation messages and to correct any problems that may have caused a rejection notification. GRANTS.GOV scheduled maintenance and outage times are announced on the GRANTS.GOV website. Deadlines will not be extended due to scheduled website maintenance.

Applicants are encouraged to begin the process of registration on the GRANTS.GOV site well in advance of the submission deadline. Registration is a multi-step process, which may take several weeks to complete before an application can be submitted. Registered

applicants may still be required to take steps to keep their registrations up to date before submissions can be made successfully. For example, (1) registration in SAM is renewed annually, and (2) persons making submissions on behalf of the Authorized Organization Representative (AOR) must be authorized in GRANTS.GOV by the AOR to make submissions.

5. Funding Restrictions

Funds under this NOFO cannot be used to reimburse applicants for otherwise eligible expenses incurred prior to FTA award of a grant agreement until FTA has issued pre-award authority for selected projects. FTA will issue pre-award authority to incur costs for selected projects beginning on the date that project selections are announced. FTA does not provide pre-award authority for competitive funds until projects are selected, and even then, there are Federal requirements that must be met before costs are incurred. FTA will issue specific guidance to awardees regarding pre-award authority at the time of selection. For more information about FTA's policy on pre-award authority, please see the most recent Apportionment Notice on FTA's website. Refer to Section C.3., Eligible Projects, for information on activities that are allowable in this grant program. Allowable direct and indirect expenses must be consistent with the Governmentwide Uniform Administrative Requirements and Cost Principles (2 CFR part 200) and FTA Circular 5010.1E. Funds may not be used to support or oppose union organizing.

6. Other Submission Requirements

All applications must be submitted via the GRANTS.GOV website. FTA does not accept applications on paper, by fax machine, email, or other means. For information on application submission requirements, please see Section D.1. of this notice, Address to Request Application.

E. Application Review Information

1. Criteria

Projects will be evaluated primarily on the responses provided in the supplemental form. Additional information may be provided to support the responses; however, any additional documentation must be directly referenced on the supplemental form, including the file name where the additional information can be found. FTA will evaluate proposals based on the criteria described in this notice.

Applicants are encouraged to identify scaled funding options in case insufficient funding is available to fund a project at the full requested amount. If an applicant indicates that a project is scalable, the applicant must provide an appropriate minimum funding amount that will fund an eligible project that achieves the objectives of the program and meets all relevant program requirements. The applicant must provide a clear explanation of how the project budget would be affected by a reduced award. FTA may award a lesser amount regardless of whether a scalable option is provided.

If an applicant is proposing to deploy autonomous vehicles or other innovative motor vehicle technology, the application should demonstrate that all vehicles will comply with applicable safety requirements, including those administered by the National Highway Traffic Safety Administration (NHTSA) and Federal Motor Carrier Safety Administration (FMCSA). Specifically, the application should show that vehicles acquired for the proposed project will comply with applicable Federal Motor Vehicle Safety Standards (FMVSS) and Federal Motor Carrier Safety Regulations (FMCSR). If the vehicles may not comply, the application should either (1) show that the vehicles and their proposed operations are within the scope of an exemption or waiver that has already been granted by NHTSA, FMCSA, or both agencies or (2) directly address whether the project will require exemptions or waivers from the FMVSS, FMCSR, or any other regulation and, if the project will require exemptions or waivers, present a plan for obtaining them. FTA will also consider the extent to which the application presents a plan to address workforce impacts of autonomous vehicles or other innovative motor vehicle technology.

a. Demonstration of Need

Since the purpose of these programs is to fund vehicles and facilities, applications will be evaluated based on the quality and extent to which they demonstrate how the proposed project will address an unmet need for capital investment in vehicles and/or supporting facilities. For example, an applicant may demonstrate that it requires additional or improved charging or maintenance facilities for low or no emission vehicles, that it intends to replace existing vehicles that have exceeded their minimum useful life, or that it requires additional vehicles to meet current ridership demands or expand services to better connect underserved communities.

FTA will consider an applicant's responses to the following criteria when assessing the need for capital investment underlying the proposed project:

For bus projects (replacement or expansion): For replacement requests, applicants must provide information on the age, condition, and performance of the vehicles to be replaced by the proposed project. Vehicles to be replaced must have met their minimum useful life at the time of project completion. For service expansion requests, applicants must provide information on the proposed service expansion and the benefits for transit riders and the community from the new service. For all vehicle projects, the proposal must address whether the project conforms to FTA's spare ratio guidelines. Vehicles funded under these programs are not exempt from FTA's standard spare ratio requirements, which apply to and are calculated based on the agency's entire fleet. Applicants that are introducing zero emission vehicles into their fleet may consider including vehicles that have already met their minimum useful life in a contingency fleet, which is not included in the spare ratio calculation. Additionally, applicants who may need to exceed the spare ratio for a temporary period are encouraged to work with their FTA Regional Office to determine what flexibilities may be afforded to them and include reference to that in their application.

For bus facility and equipment projects (replacement, rehabilitation, or expansion): For replacement requests, applicants must provide information on the age and condition of the asset to be rehabilitated or replaced relative to its minimum useful life. For expansion requests, applicants must provide information on the proposed expansion and the reason that transit riders and the community need the expansion.

b. Demonstration of Benefits

i. Low or No Emissions Program

Applicants to the Low-No Program must demonstrate how the proposed project will support the statutory requirements of the Low-No Program (See 49 U.S.C. 5339(c)(5)(A)). In particular, FTA will consider the quality and extent to which applications demonstrate how the proposed project will: (1) Reduce Energy Consumption; (2) Reduce Harmful Emissions; and (3) Reduce Direct Carbon Emissions.

Reduce Energy Consumption: Applicants must describe how the proposed project will reduce energy consumption. FTA will evaluate

applications based on the degree to which the proposed technology reduces energy consumption as compared to comparable standard vehicle propulsion technologies.

Reduce Harmful Emissions:

Applicants must demonstrate how the proposed vehicles or facility will reduce the emission of particulates that create local air pollution, which leads to local environmental health concerns, smog, and unhealthy ozone concentrations. FTA will evaluate the rate of particulate emissions by the proposed vehicles or vehicles to be supported by the proposed facility, compared to the emissions from the vehicles that will be replaced or moved to the contingency fleet as a result of the proposed project, as well as comparable standard buses.

Reduce Direct Carbon Emissions:

Applicants should demonstrate how the proposed vehicles or facility will reduce emissions of greenhouse gases from transit vehicle operations. FTA will evaluate the rate of direct carbon emissions by the proposed vehicles or vehicles to be supported by the proposed facility, compared to the emissions from the vehicles that will be replaced or moved to the contingency fleet as a result of the proposed project, as well as comparable standard buses.

ii. Grants for Buses and Bus Facilities Program

Applicants to the Buses and Bus Facilities Program will be evaluated based on how well they describe how the proposed project will improve the condition of, or otherwise modernize, the transit system; improve the reliability of transit service for its riders; improve the resilience of transit facilities, enhance access and mobility within the service area, particularly for low-income or underserved communities; and expand accessibility for people with disabilities.

System Condition: FTA will evaluate the potential for replacement projects to improve the condition of the transit system by repairing or replacing assets that are in poor condition or have surpassed their minimum or intended useful life benchmarks. Applicants may describe the benefits of reducing breakdowns and service interruptions, mitigating safety risks, increasing service performance, improving resilience, and/or reducing the cost of maintaining outdated vehicles, facilities and equipment.

Enhanced Access and Mobility: FTA will evaluate the potential for expansion projects to improve access and mobility for the transit riding public, particularly for low-income and underserved communities and people with

disabilities, including improved headways, creation of new transportation choices, or eliminating gaps in the current route network. Proposed benefits should be based on documented ridership demand, based on indicators like area population density, employment served, and existing and planned affordable housing in the corridor, and be well-described or documented through a study or route planning proposal.

Applicants that intend to apply to both programs must submit information that addresses the requirements of both programs as described above.

c. Planning and Local or Regional Prioritization

Applicants must demonstrate how the proposed project is consistent with local and regional long-range planning documents and local government priorities. FTA will evaluate applications based on the quality and extent to which they assess whether the project is consistent with the transit priorities identified in the long-range plan for all proposals; contingency or illustrative projects included in that plan; or the locally developed human services public transportation coordinated plan. Applicants may submit copies of the relevant pages of such plans to support their application. FTA will consider how the project will support regional goals and applicants may submit support letters from local and regional planning organizations attesting to the consistency of the proposed project with these plans.

Evidence of additional local or regional prioritization may include letters of support for the project from local government officials, public agencies, and non-profit or private sector supporters.

Applicants may also address how the proposed project will impact overall system performance, asset management performance, or specific performance measures tracked and monitored by the applying entity to demonstrate how the proposed project will address local and regional planning priorities.

For applications related to zero-emission vehicles under either the Low-No or Buses and Bus Facilities programs, applicants are required by law (49 U.S.C. 5339(c)(3)(D)) to submit a Zero-Emission Fleet Transition Plan. This plan must be a separate document from other local or regional planning documents and must: (1) Demonstrate a long-term fleet management plan with a strategy for how the applicant intends to use the current application and future acquisitions; (2) address the availability of current and future resources to meet

costs for the transition and implementation; (3) consider policy and legislation impacting relevant technologies; (4) include an evaluation of existing and future facilities and their relationship to the technology transition; (5) describe the partnership of the applicant with the utility or alternative fuel provider; and (6) examine the impact of the transition on the applicant's current workforce by identifying skill gaps, training needs, and retraining needs of the existing workers of the applicant to operate and maintain zero emission vehicles and related infrastructure and avoid the displacement of the existing workforce. FTA intends to continue to develop technical assistance resources to assist transit agencies in developing fleet transition plans. As a first step, FTA has worked with the Transit Workforce Center to develop a template that transit agencies may use related to the workforce section of the fleet transition plan. That template will be available at: <https://www.transit.dot.gov/funding/grants/lowno>. For agencies with smaller fleets, a fleet transition plan need not be complex and should be tailored as applicable, but it still must address all six elements. For applications from State departments of transportation, the state may either provide a fleet transition plan that covers some or all of the subrecipients, attach individual plans developed by the subrecipients, or a combination of both. FTA will rate a zero-emission project higher than other zero-emission projects if the applicant is able to demonstrate how the proposed project and fleet transition plan support the conversion of the agency's overall fleet to zero emissions.

d. Local Financial Commitment

Applicants must identify the source of the local cost share and describe whether such funds are currently available for the project or will need to be secured if the project is selected for funding. FTA will consider the availability of the local cost share as evidence of local financial commitment to the project. Applicants should submit evidence of the availability of funds for the project; for example, by including a board resolution, letter of support from the State, a budget document highlighting the line item or section committing funds to the proposed project, or other documentation of the source of local funds. FTA will favorably view an applicant that proposes to use grant funds only for the incremental cost of new technologies over the cost of replacing vehicles with standard propulsion technologies.

e. Project Implementation Strategy

FTA will rate projects higher if grant funds can be obligated within 12 months of selection and the project can be implemented within a reasonable time frame. In assessing when funds can be obligated, FTA will consider whether the project qualifies for a Categorical Exclusion (CE), or whether the required environmental work has been initiated or completed for projects that require an Environmental Assessment (EA) or Environmental Impact Statement (EIS) under the National Environmental Policy Act of 1969 (NEPA). As such, applicants should submit information describing the project's anticipated path and timeline through the environmental review process for all proposals. The proposal must state when grant funds can be obligated and indicate the timeframe under which the Metropolitan Transportation Improvement Program (TIP) and Statewide Transportation Improvement Program (STIP) can be amended to include the proposed project.

In assessing whether the proposed implementation plans are reasonable and complete, FTA will review the proposed project implementation plan, including all necessary project milestones and the overall project timeline. For projects that will require formal coordination, approvals, or permits from other agencies or project partners, the applicant must demonstrate coordination with these organizations and their support for the project, such as through letters of support.

Applicants that have identified a cooperative procurement strategy listed in Section 3019 of the Fixing America's Surface Transportation Act (49 U.S.C. 5325), are encouraged to describe the method chosen as part of their implementation plans and how such a cooperative procurement will reduce costs.

For proposals that involve a partnership with a manufacturer, vendor, consultant, or other third party, applicants must identify by name any project partners, including, but not limited to, other transit agencies, bus manufacturers, owners or operators of related facilities, or any expert consultants. Such partnerships are permitted under Federal public transportation law (49 U.S.C. 5339(b)(10), (c)(8)) only for applicants proposing a low or no emission project under both the Buses and Bus Facilities Program and the Low-No Program, or for applicants proposing only a low or no emission project under the Low-No program. FTA will evaluate the

experience and capacity of the named project partners to successfully implement the proposed project based on the partners' experience and qualifications. Applicants are advised to submit information on the partners' qualifications and experience as a part of the application. Entities to be involved in the project that are not named in the application must be selected through ordinary procurement processes.

f. Technical, Legal, and Financial Capacity

Applicants must demonstrate that they have the technical, legal, and financial capacity to undertake the project.

FTA will review relevant oversight assessments and records to determine whether there are any outstanding legal, technical, or financial issues with the applicant that would affect the outcome of the proposed project. Applicants with outstanding legal, technical, or financial compliance issues from an FTA compliance review or Federal Transit grant-related Single Audit finding must explain how corrective actions taken will mitigate negative impacts on the proposed project.

2. Review and Selection Process

A technical evaluation committee will evaluate proposals based on the published evaluation criteria. FTA may request additional information from applicants, if necessary. Based on the review of the technical evaluation committee, the FTA Administrator will determine the final selection of projects for program funding. In determining the allocation of program funds, FTA may consider geographic diversity, diversity in the size of the transit systems receiving funding, and the applicant's receipt of other competitive awards. FTA may also consider capping the amount a single applicant may receive.

After applying the above criteria, and in support of Executive Order 14008, Tackling the Climate Crisis at Home and Abroad, and Executive Order 14052, Implementation of the Infrastructure Investment and Jobs Act, FTA will give priority to additional considerations.

In further support of Executive Order 14008, FTA will give priority consideration to applications under the Buses and Bus Facilities Program that are expected to create significant community benefits relating to the environment, including those projects that incorporate low or no emission technology or specific elements to address greenhouse gas emissions and climate change impacts. FTA encourages applicants to demonstrate

whether they have considered climate change and environmental justice in terms of the transportation planning process or anticipated design components with outcomes that address climate change (*e.g.*, resilience or adaptation measures). The application should describe what specific climate change or environmental justice activities have been incorporated, including whether a project supports a Climate Action Plan, whether an equitable development plan has been prepared, and whether tools such as EPA's EJSCREEN at: <https://www.epa.gov/ejscreen> or DOT's Historically Disadvantaged Community tool at Transportation Disadvantaged Census Tracts (arcgis.com) have been applied in project planning. Applicants could also address how a project is related to housing or land use reforms to increase density to reduce climate impacts. The application should also describe specific and direct ways the project will mitigate or reduce climate change impacts including any components that reduce emissions, promote energy efficiency, incorporate electrification or low emission or zero emission vehicle infrastructure, increase resiliency, recycle or redevelop existing infrastructure, or if located in a floodplain be constructed or upgraded consistent with the Federal Flood Risk Management Standard, to the extent consistent with current law.

FTA also will give priority consideration to applications that advance racial equity in two areas: (1) Planning and policies related to racial equity and overcoming barriers to opportunity; and (2) project investments that either proactively address racial equity and barriers to opportunity, including automobile dependence as a form of barrier, or redress prior inequities and barriers to opportunity. Applicants could also address how a project is related to housing or land use reforms to address historic barriers to opportunity. This objective has the potential to enhance environmental stewardship and community partnerships, and reflects Executive Order 13985, Advancing Racial Equity and Support for Underserved Communities Through the Federal Government. FTA encourages the applicant to include sufficient information to evaluate how the applicant will advance racial equity and address barriers to opportunity. The applicant should describe any transportation plans or policies related to equity and barriers to opportunity they are implementing or have implemented in relation to the proposed

project, along with the specific project investment details necessary for FTA to evaluate if the investments are being made either proactively to advance racial equity and address barriers to opportunity or redress prior inequities and barriers to opportunity. All project investment costs for the project that are related to racial equity and barriers to opportunity should be summarized.

Applicants for facility projects should also describe whether and how project delivery and implementation create good-paying jobs with the free and fair choice to join a union to the greatest extent possible, the use of demonstrated strong labor standards, practices and policies (including for direct employees, contractors, and sub-contractors); distribution of workplace rights notices; the use of local and economic hiring provisions; registered apprenticeships; or other similar standards or practices; or, for facility projects over \$35 million, the use of Project Labor Agreements. Applicants should describe how planned methods of project delivery and implementation (for example, use of Project Labor Agreements and/or local and economic hiring provisions, and training and placement programs for underrepresented workers) provides opportunities for all workers, including workers underrepresented in construction jobs to be trained and placed in good-paying jobs directly related to the project. FTA will give priority consideration to projects that create good paying jobs with the free and fair choice to join a union and these strong labor protections.

Amongst zero-emission applications, FTA will give priority consideration to zero-emission applicants that in the development of the workforce section of the fleet transition plan have consulted with workforce representatives AND identify the use of at least one of the following in their plan (1) use of labor-management partnerships for training; (2) use of registered apprenticeship training to support skilling of incumbent and entry-level workers with focus on using registered apprenticeship to advance Black, Hispanic, Asian American Native Hawaiian and Pacific Islanders, tribal, women, and other groups facing systemic barriers to employment that may be underrepresented in the current workforce, especially in higher-paying jobs; or (3) identification of how reskilling workers for new fleets advances broader strategy to retain, retrain and recruit employees into good paying jobs, with the choice to join a union and equitable access to training and support that helps workers to stay retained in jobs.

In support of Executive Order 14008, DOT has been developing a geographic definition of Historically Disadvantaged Communities as part of its implementation of the Justice40 Initiative. Consistent with OMB's Interim Guidance for the Justice40 Initiative, Historically Disadvantaged Communities include (a) certain qualifying census tracts, (b) any Tribal land, or (c) any territory or possession of the United States. DOT is providing a mapping tool to assist applicants in identifying whether a project is located in a Historically Disadvantaged Community Transportation Disadvantaged Census Tracts (arcgis.com). Use of this map tool is optional; applicants may provide an image of the map tool outputs, or alternatively, consistent with OMB's Interim Guidance, applicants can supply quantitative, demographic data of their ridership demonstrating the percentage of their ridership that meets the criteria described in Executive Order 14008 for disadvantage. Examples of Historically Disadvantaged Communities that an applicant could address using geographic or demographic information include low income, high and/or persistent poverty, high unemployment and underemployment, racial and ethnic residential segregation, linguistic isolation, or high housing cost burden and substandard housing. Additionally, in support of the Justice40 Initiative, the applicant also should provide evidence of strategies that the applicant has used in the planning process to seek out and consider the needs of those historically disadvantaged and underserved by existing transportation systems. For technical assistance using the mapping tool, please contact GMO@dot.gov.

Due to funding limitations, projects that are selected for funding may receive less than the amount originally requested, even if an application did not present a scaled project option. In those cases, applicants must be able to demonstrate that the proposed projects are still viable and can be completed with the amount awarded.

3. Integrity and Performance Review

Prior to making an award with a total amount of Federal share greater than the simplified acquisition threshold (currently \$10,000), FTA is required to review and consider any information about the applicant that is in the Federal Awardee Performance and Integrity Information Systems (FAPIS) accessible through SAM. An applicant may review and comment on information about itself that a Federal awarding agency previously entered. FTA will consider

any comments by the applicant, in addition to the other information in FAPIIS, in making a judgment about the applicant's integrity, business ethics, and record of performance under Federal awards when completing the review of risk posed by applicants as described in 2 CFR 200.206.

F. Federal Award Administration Information

1. Federal Award Notices

FTA will announce the final project selections on the FTA website. Selectees should contact their FTA Regional Offices for additional information regarding allocations for projects. At the time the project selections are announced, FTA will extend pre-award authority for the selected projects (see Section D.5 of this notice for more information). There is no blanket pre-award authority for these projects before announcement.

2. Administrative and National Policy Requirements

a. Grant Requirements

If selected, awardees will apply for a grant through FTA's Transit Award Management System (TrAMS). Recipients of funding in urban areas are subject to the grant requirements of the Urbanized Area Formula Grants program (49 U.S.C. 5307), including those of FTA Circular "Urbanized Area Formula Program: Program Guidance and Application Instructions" (FTA.C.9030.1E). Recipients of funding in rural areas are subject to the grant requirements of the Formula Grants for Rural Areas Program (49 U.S.C. 5311), including those of FTA Circular "Formula Grants for Rural Areas: Program Guidance and Application Instructions" (FTA.C.9040.1G). All recipients must accept the FTA Master Agreement and follow FTA Circular "Award Management Requirements" (FTA.C.5010.1E) and the labor protections required by Federal public transportation law (49 U.S.C. 5333(b)). Technical assistance regarding these requirements is available from each FTA regional office.

By submitting a grant application, the applicant assures that it will comply with all applicable Federal statutes, regulations, executive orders, directives, FTA circulars and other Federal administrative requirements in carrying out any project supported by the FTA grant, including the Davis-Bacon Act (40 U.S.C. 3141–3144, and 3146–3148) as supplemented by Department of Labor regulations (29 CFR part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed

and Assisted Construction"). Further, the applicant acknowledges that it is under a continuing obligation to comply with the terms and conditions of the grant agreement issued for its project with FTA. The applicant understands that Federal laws, regulations, policies, and administrative practices might be modified from time to time and may affect the implementation of the project. The applicant agrees that the most recent Federal requirements will apply to the project, unless FTA issues a written determination otherwise. The applicant must submit the Certifications and Assurances before receiving a grant if it does not have current certifications on file.

Applicants for the Buses and Bus Facilities Program are encouraged to utilize the innovative procurement practices found in Section 3019 of the Fixing America's Surface Transportation Act (49 U.S.C. 5325). Please see details at <https://www.transit.dot.gov/funding/grants/innovative-procurement-leasing-fact-sheet-section-3019>. If selected for funding, any project that purchases fewer than five buses through a standalone procurement must provide a written explanation why the tools authorized under Section 3019 were not utilized.

As authorized by Section 25019 of the BIL, applicants are encouraged to implement a local or other geographical or economic hiring preference relating to the use of labor for construction of a project funded by the grant, including prehire agreements, subject to any applicable State and local laws, policies, and procedures.

b. Buy America and Domestic Preferences for Infrastructure Projects

All capital procurements must comply with FTA's Buy America requirements (49 U.S.C. 5323(j)), which require that all iron, steel, and manufactured products be produced in the United States, and imposes minimum domestic content and final assembly requirements for rolling stock. The cost of rolling stock components and subcomponents produced in the United States must be more than 70 percent of the cost of all components, and final assembly of rolling stock must occur in the United States. Any proposal that will require a waiver must identify the items for which a waiver will be sought in the application. Applicants should not proceed with the expectation that waivers will be granted.

c. Disadvantaged Business Enterprise

Recipients of planning, capital, or operating assistance that will award prime contracts (excluding transit

vehicle purchases), the cumulative total of which exceeds \$250,000 in FTA funds in a Federal fiscal year, must comply with the Disadvantaged Business Enterprise (DBE) program regulations (49 CFR part 26).

To be eligible to bid on any FTA-assisted vehicle procurement, entities that manufacture transit vehicles or perform post-production alterations or retrofitting must be certified Transit Vehicle Manufacturers (TVM). If a vehicle remanufacturer is responding to a solicitation for new or remanufactured vehicles with a vehicle to which the remanufacturer has provided post-production alterations or retrofitting (e.g., replacing major components such as engine to provide a "like new" vehicle), the vehicle remanufacturer must be a certified TVM.

The TVM rule requires that, prior to bidding on any FTA-assisted vehicle procurement, manufacturers of transit vehicles submit a DBE Program plan and annual goal methodology to FTA. FTA then will issue a TVM concurrence and certification letter. Grant recipients must verify each manufacturer's TVM status before accepting its bid. A list of compliant, certified TVMs is posted on FTA's website at www.transit.dot.gov/TVM. Recipients should contact FTA before accepting a bid from a manufacturer not on this list. In lieu of using a certified TVM, a recipient may establish project-specific DBE goals for its vehicle procurement. FTA will provide additional guidance as grants are awarded. For more information on DBE requirements, please contact Monica McCallum, FTA Office of Civil Rights, 206–220–7519, Monica.McCallum@dot.gov.

d. Planning

FTA encourages applicants to notify the appropriate State Departments of Transportation and Metropolitan Planning Organizations (MPOs) in areas likely to be served by the project funds made available under this program. Selected projects must be incorporated into the long-range plans and transportation improvement programs of States and metropolitan areas before they are eligible for FTA funding.

3. Reporting

Post-award reporting requirements include the electronic submission of Federal Financial Reports and Milestone Progress Reports in FTA's electronic grants management system. Recipients of funds made available through this NOFO are also required to regularly submit data to the National Transit Database. Recipients should include any goals, targets, and indicators referenced

in their applications in the Executive Summary of the TrAMS application.

FTA is committed to making evidence-based decisions guided by the best available science and data. In accordance with the Foundations for Evidence-based Policymaking Act of 2018 (Evidence Act), FTA may use information submitted in discretionary funding applications; information in FTA's Transit Award Management System (TrAMS), including grant applications, Milestone Progress Reports (MPRs), Federal Financial Reports (FFRs); transit service, ridership and operational data submitted in FTA's National Transit Database; documentation and results of FTA oversight reviews, including triennial and state management reviews; and other publicly available sources of data to build evidence to support policy, budget, operational, regulatory, and management processes and decisions affecting FTA's grant programs.

As part of completing the annual certifications and assurances required of FTA grant recipients, a successful applicant must report on the suspension or debarment status of itself and its principals. If the award recipient's active grants, cooperative agreements, and procurement contracts from all Federal awarding agencies exceeds \$10,000,000 for any period of time during the period of performance of an award made pursuant to this Notice, the recipient must comply with the Recipient Integrity and Performance Matters reporting requirements described in Appendix XII to 2 CFR part 200.

G. Federal Awarding Agency Contacts

For further information concerning this notice, please contact the Low-No/Bus grant program staff via email at ftalownobusnofo@dot.gov, or call Amy Volz, by phone at 202-366-7484. A TDD is available for individuals who are deaf or hard of hearing at 800-877-8339. In addition, FTA will post answers to questions and requests for clarifications on FTA's website at <https://www.transit.dot.gov>. To ensure applicants receive accurate information about eligibility or the program, applicants are encouraged to contact FTA with questions directly, rather than through intermediaries or third parties.

For issues with GRANTS.GOV, please contact GRANTS.GOV by phone at 1-800-518-4726 or by email at support@grants.gov. Contact information for FTA's regional offices can be found on FTA's website at www.fta.dot.gov.

H. Other Information

User-friendly information and resources regarding DOT's discretionary grant programs relevant to rural applicants can be found on the Rural Opportunities to Use Transportation for Economic Success (ROUTES) website at www.transportation.gov/rural.

This program is not subject to Executive Order 12372, "Intergovernmental Review of Federal Programs."

Nuria I. Fernandez,
Administrator.

[FR Doc. 2022-04621 Filed 3-3-22; 8:45 am]

BILLING CODE 4910-57-P

DEPARTMENT OF TRANSPORTATION

Maritime Administration

Notice of Funding Opportunity for America's Marine Highway Projects

AGENCY: Maritime Administration, Department of Transportation.

ACTION: Notice of funding opportunity.

SUMMARY: This notice announces the availability of funding for grants and establishes selection criteria and application requirements for the America's Marine Highway Program ("AMHP"). The purpose of this program is to make grants available to previously designated Marine Highway Projects that support the development and expansion of documented vessels or port and landside infrastructure. The U.S. Department of Transportation ("DOT" or "Department") also seeks eligible grant projects that will strengthen American supply chains. The Department will award Marine Highway Grants to implement projects or components of projects previously designated by the Secretary of Transportation ("Secretary") under the AMHP. Only Marine Highway Projects the Secretary designates before the Notice of Funding Opportunity ("NOFO") closing date are eligible for funding as described in this notice.

DATES: Grant applications must be received by the Maritime Administration ("MARAD") by 5:00 p.m. E.D.T. on April 29, 2022.

ADDRESSES: Grant applications must be submitted electronically using [Grants.gov](https://www.grants.gov) (<https://www.grants.gov>). Please be aware that you must complete the [Grants.gov](https://www.grants.gov) registration process before submitting your application and that the registration process usually takes 2 to 4 weeks to complete. Applicants are strongly encouraged to

make submissions in advance of the deadline.

FOR FURTHER INFORMATION CONTACT: Fred Jones, Office of Ports & Waterways Planning, Room W21-311, Maritime Administration, U.S. Department of Transportation, 1200 New Jersey Avenue SE, Washington, DC 20590, phone 202-366-1123, or email Fred.Jones@dot.gov. Persons who use a telecommunications device for the deaf (TDD) may call the Federal Information Relay Service (FIRS) at 1-800-877-8339 to contact the above individual during business hours. The FIRS is available twenty-four hours a day, seven days a week, to leave a message or question with the above individual. You will receive a reply during regular business hours.

SUPPLEMENTARY INFORMATION: Each section of this notice contains information and instructions relevant to the Marine Highway Grants application process. All applicants should read this notice in its entirety so that they have the information they need to submit eligible and competitive applications. Applications received after the deadline will not be considered except in the case of unforeseen technical difficulties as outlined below in Section D.6.

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- A. Program Description
- B. Federal Award Information
- C. Eligibility Information
- D. Application and Submission Information
- E. Application Review Information
- F. Federal Award Administration Information
- G. Federal Awarding Agency Contacts

A. Program Description

The Secretary, in accordance with 46 U.S.C. 55601, established a marine highway transportation grant program to implement projects or components of designated Marine Highway Projects that provide a coordinated and capable alternative to landside transportation or that promote marine highway transportation. The primary goal of the AMHP is to expand the use of the nation's navigable waters to relieve landside congestion, reduce air emissions, and generate other public benefits by increasing the efficiency of the surface transportation system, and Marine Highway Grants will be awarded to further this purpose.

The Infrastructure Investment and Jobs Act (Pub. L. 117-58, November 15, 2021) ("Bipartisan Infrastructure Law" or "BIL") appropriated \$25,000,000 to be awarded by the Department for Marine Highway Grants. The grant funds currently available are for projects related to vessels documented under 46

RESOLUTION NO. 21- 80

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MONTEBELLO APPROVING MONTEBELLO BUS LINES' ZERO-
EMISSION BUS ROLLOUT PLAN**

RECITALS

WHEREAS, in December 2018, the Innovative Clean Transit (ICT) regulation was adopted by the State of California, requiring all public transit agencies to gradually transition to a one hundred (100) percent ZEB fleet; and

WHEREAS, the ICT regulation aligns with other State policies, including, the Sustainable Communities and Climate Protection Program (SB 375), which creates initiatives for increased development of transit-oriented communities, better-connected transportation, and active transportation; and

WHEREAS, the ICT regulation also requires each transit agency to submit a complete Rollout Plan, approved by its governing body, to the California Air Resources Board (CARB) showing how it plans to achieve a full transition to zero-emission technologies by 2040; and

WHEREAS, the City of Montebello (the "City"), as a transit bus owner by and through Montebello Bus Lines (the "Transportation Department") provides transportation services to residents of Montebello and neighboring cities; and

WHEREAS, Montebello Bus Lines will submit the Zero Emission Bus Rollout Plan (Rollout Plan) to CARB on behalf of the City for review and approval.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MONTEBELLO
HEREBY RESOLVES, FINDS, AND DECLARES AS FOLLOWS:**

APPROVES MONTEBELLO BUS LINES ZERO-EMISSION BUS ROLLOUT PLAN; AND

SECTION 1: Approvals and Certifications.

1. The Transportation Department is approved to submit the Rollout Plan to CARB on behalf of the City of Montebello by and through the Montebello Bus Lines.
2. Montebello Bus Lines (MBL) Zero Emissions Bus Rollout Plan has met the following requirements in accordance with ICT regulation by specifically addressing:

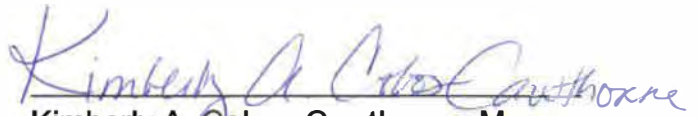
RESOLUTION NO. 21-80

Page 2 of 3

- The Transit agency's information.
 - A goal of full transition to zero-emission buses by 2040 with a strategic plan that coincide with the disposition of conventional transit buses at the end of their lifecycle expectancy.
 - The type(s) of zero-emission bus technologies MBL is planning to deploy, which include the fleet transition schedule over the next 20-year period.
 - MBL's current bus fleet composition and future bus purchases.
 - Facilities and infrastructure modifications.
 - Providing service in disadvantaged communities.
 - Workforce training.
 - Potential funding sources.
 - Start-up and scale-up challenges.
3. Where reasonably necessary, the Montebello Bus Lines' Director is authorized to make necessary modifications, adjustments and/or changes to the Zero Emission Bus Rollout Plan; provided such modifications, adjustments and/or changes are done for good cause and notice is given to the California Air Resources Board of the proposed changes.

SECTION 2: That the City Clerk shall certify to the passage and adoption of this Resolution and that the same shall be in full force and effect.

APPROVED AND ADOPTED this 27th day of October 2021.


Kimberly A. Cobos-Cawthorne, Mayor

ATTEST:

APPROVED AS TO FORM:


Christopher Jimenez, City Clerk


Arnold M. Alvarez-Glasman, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF MONTEBELLO)

SS:



RESOLUTION NO. 21-80

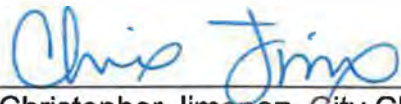
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I, Christopher Jimenez, City Clerk of the City of Montebello, County of Los Angeles, State of California, hereby certify that the foregoing Resolution No. 21-80 was passed and adopted by the City Council of the City of Montebello, signed by the Mayor and attested by the City Clerk at a regular meeting of said Council held on the 27th day of October 2021 and that said Resolution was adopted by the following vote, to-wit:

AYES: Jimenez, Melendez, Torres, Peralta, Cobos-Cawthorne
NOES: None
ABSTAIN: None
ABSENT: None

The undersigned, City Clerk of the City of Montebello, does hereby attest and certify that the foregoing Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of said City which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

DATE: 11/10/2021



Christopher Jimenez, City Clerk



Montebello Bus Lines Zero Emission Bus Rollout Plan



October 27, 2021

Montebello
B U S L I N E S

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SECTION A: Transit Agency Information

1. Transit Agency's Name	Montebello Bus Lines
2. Mailing Address	400 S. Taylor Ave Montebello, CA 90640
3. Name of Transit Agency's Air Districts	South Coast Air Quality Management District
4. Name of Transit Agency's Air Basin	South Coast Air Basin
5. Total Number of Buses in Annual Maximum Service	66
6. Population of Urbanized Area Transit Agency Services (<i>Last Published by the Census Bureau as of 2019</i>)	520,344
7. Contact Information	Adrianna Kendricks Acting Director of Transportation (323)558-1625 ext. 201 akendricks@cityofmontebello.com
8. Is your agency part of a Joint Group (13 CCR§2023.1 (d) (3))?	Yes ☐ No ☒

SECTION B: Rollout Plan General Information

- 1. Does your transit agency's Rollout Plan have a goal of full transition to zero-emission technologies by 2040 that avoids early retirement of conventional transit buses (13 CCR § 2023.1(d)(1)(A))?**

Yes.

- 2. The ICT regulation requires 100% ZEB purchase in 2029. Conventional transit buses that are purchased in 2028 could be delivered in or after 2029. Please explain how your transit agency plans to avoid potential early retirement of conventional buses in order to meet the 2040 goal.**

Montebello Bus Lines (MBL) will begin purchasing zero-emission buses (ZEB) in the first quarter of 2023, and gradually purchase additional ZEBs through 2040. This purchasing strategy will coincide with the disposition of conventional transit buses at the end of their lifecycle expectancy. MBL does not intend to acquire additional non-ZEBs after 2023.

- 3. When did your transit agency's board or governing body approve the Rollout Plan?**

a. Rollout Plan's approval date: 10/27/2021

b. Resolution number: 21 - 80

c. Is a copy of the board approved resolution attached to the Rollout Plan submitted to CARB (13 CCR § 2023.1(d) (2))? Yes

- 4. Please provide contact information for CARB to follow up on details of the Rollout Plan, if needed.**

a. Contact name: John Soria

b. Title: Transit Administration Manager

c. Phone Number: (323) 558-1625 ext.106

d. Email: jsoria@cityofmontebello.com

- 5. Who assisted in creating the Rollout Plan?**

MBL staff worked with bus manufacturing consultants and representatives to create a customized plan that considers MBL's Current Bus Fleet Composition and Future Bus Purchases, Facilities and Infrastructure Modifications, Workforce Training, Potential Funding Sources, and Start-up and Scale-up Challenges.

SECTION C: Technology Portfolio

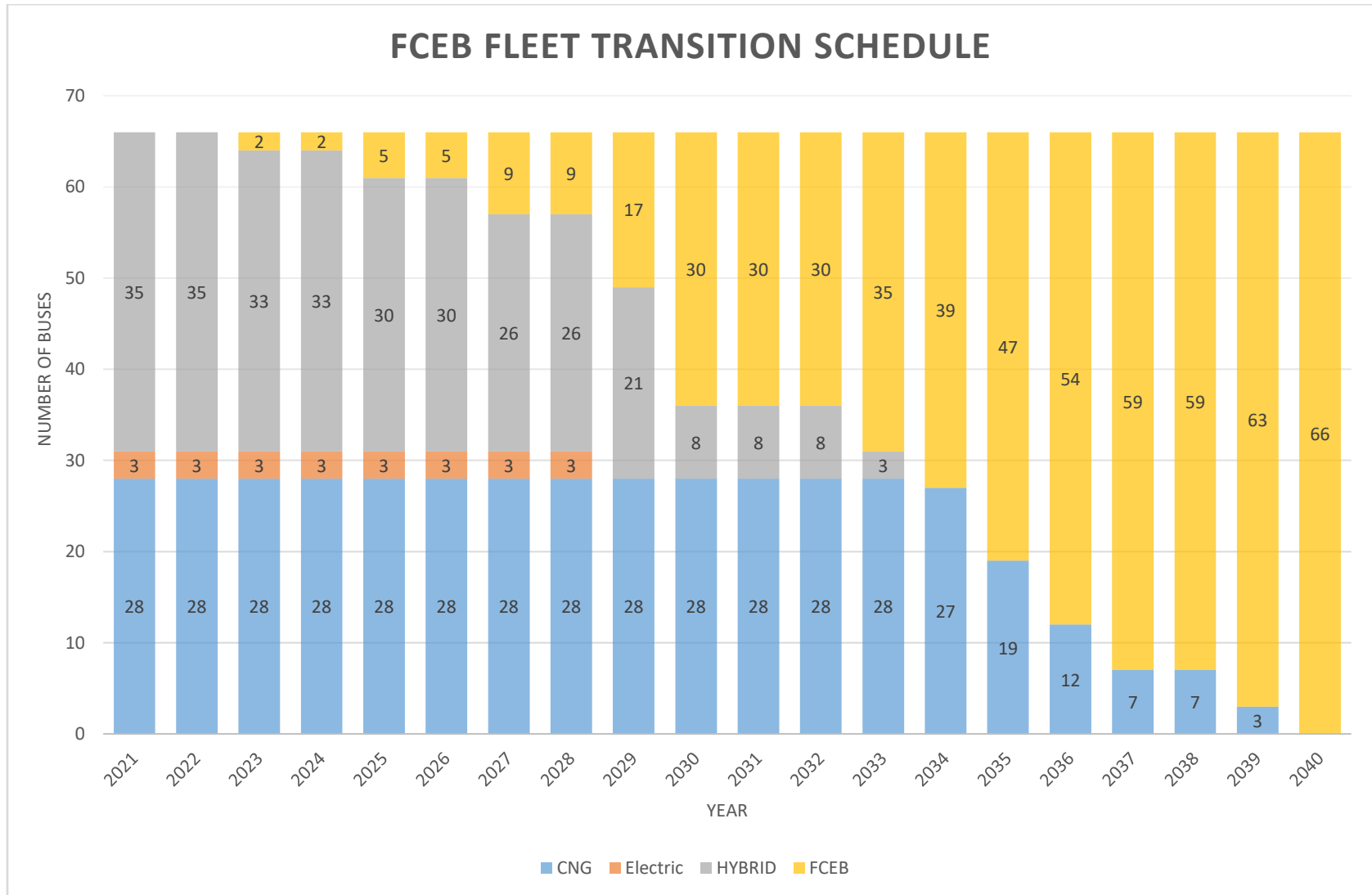
1. What type(s) of zero-emission bus technologies does your transit agency plan to deploy through 2040? (13 CCR § 2023.1(d)(1)(B))

MBL intends to deploy a complete fleet of Fuel Cell Electric Buses (FCEB). While Battery Electric Buses (BEBs) are also ZEBs with several notable configurations, MBL concluded that FCEBs are more efficient and better aligned with the transit agency's operational needs. Key considerations used to identify the preferred option were performance and ease of implementation. FCEBs can accommodate larger energy demands over the BEBs. In addition, FCEB technology is operationally flexible during power outages and rolling blackouts. According to bus manufacturer, New Flyer of America, Inc., FCEBs provide the following:

- Long-range transit services of 350 miles without refueling.
- Refueling process between 8 – 20 minutes.
- Increased bus life expectancy of 16 years (CNG – 12 years).
- Increased passenger load capacity of 82 (CNG – 62).

Further considerations were made regarding infrastructure needs for both types of ZEBs. Deploying an FCEB fleet will not require significant changes to the current infrastructure and will provide long term cost savings when compared to a BEB fleet. Figure 1 illustrates MBL's plan to achieve a complete FCEB fleet by 2040. The procurement of FCEBs and the gradual development of MBL's infrastructure to receive and support its new fleet will begin in 2023.

FIGURE 1: MBL's FCEB Fleet Transition Schedule Over the next 20-Year Period



SECTION D: Current Bus Fleet Composition and Future Bus Purchases

Please complete Table 1 with information on each individual bus in your current bus fleet.

Table 1 represents MBL's fleet as of the fourth quarter of 2021. Listed are vehicles that routinely operate in service, as well as a supporting contingency fleet.

TABLE 1: Bus Information for Current Bus Fleet

Series	Model Year	No. of Buses	Active/Non-Active	Bus Type	Engine Model Year	Engine Serial Number	Engine Model	Engine Family	Fuel Type
SR952	2005	3	NON-ACTIVE	New Flyer	2010	R07470255	FORD	5ISEC6.8HB	UNLEADED/HYBRID
SR1224	2008	11	ACTIVE	New Flyer	2010	R07721220	FORD	9ISEH06.8HB	UNLEADED/HYBRID
SR1224	2008	3	ACTIVE	New Flyer	N/A	N/A	N/A	N/A	ELECTRIC
SR1363	2009	8	ACTIVE	New Flyer	2010	R07443458	FORD	9ISEH06.8HB	UNLEADED/HYBRID
SR1362	2009	16	ACTIVE	New Flyer	2010	R07454955	FORD	9ISEH06.8HB	UNLEADED/HYBRID
SR1490	2011	3	ACTIVE	New Flyer	2010	73165084	ISLG 280	ACEZH0540LBD	CNG
SR1570	2011	4	ACTIVE	New Flyer	2011	73321795	ISLG 280	BCEXH0540LBG	CNG
SR1683	2013	8	ACTIVE	New Flyer	2013	73504250	ISLG 280	DCEXH0540LBG	CNG
SR2049	2016	7	ACTIVE	New Flyer	2016	74015640	ISLG 280	GCEXH0540LBG	CNG
SR2241	2018	5	ACTIVE	New Flyer	2018	74263223	ISLG 280	JCEXH0540LBM	CNG
SR2524	2020	1	ACTIVE	New Flyer	2020	74708434	L9N	LCEXHO540LBM	CNG

Please complete Table 2 regarding expected future bus purchases, including the number of buses in total expected to be purchased or leased in the year of purchase.

Identify the number and percentage of zero-emission buses of the total bus purchases each year, as well as bus types and fuel types. Identify the same type of information for purchases of conventional buses. Bus types include standard, articulated, over-the-road, double decker and cutaway buses. For zero-emission technologies, please identify the fuel type as hydrogen or electricity and the type of charging technology (depot, wireless, and/or on-route). For conventional technologies, identify the fuel type as diesel, compressed natural gas (CNG), liquefied natural gas (LNG), diesel hybrid (dHEB), gasoline hybrid (gHEB), propane, or gasoline. (13 CCR § 2023.1(d) (1) (D))

Figure 2 illustrates a purchase forecast for MBL to acquire ZEBs while maintaining reliable service. The chart further demonstrates a projected schedule for MBL to fully convert to a ZEB fleet through procurement planning for future years. This process enables MBL to become familiar with the new technology and avoid service disruptions. In addition, the chart reflects the 12-year life span of the current fleet and the 16-year ZEB replacement plan beginning in 2023. Table 2 demonstrates MBL’s commitment to a 100% ZEB procurement planning process beginning in 2023. Years in which buses are not purchased are omitted from the table.

FIGURE 2: MBL’s Projected Annual FCEB Procurement

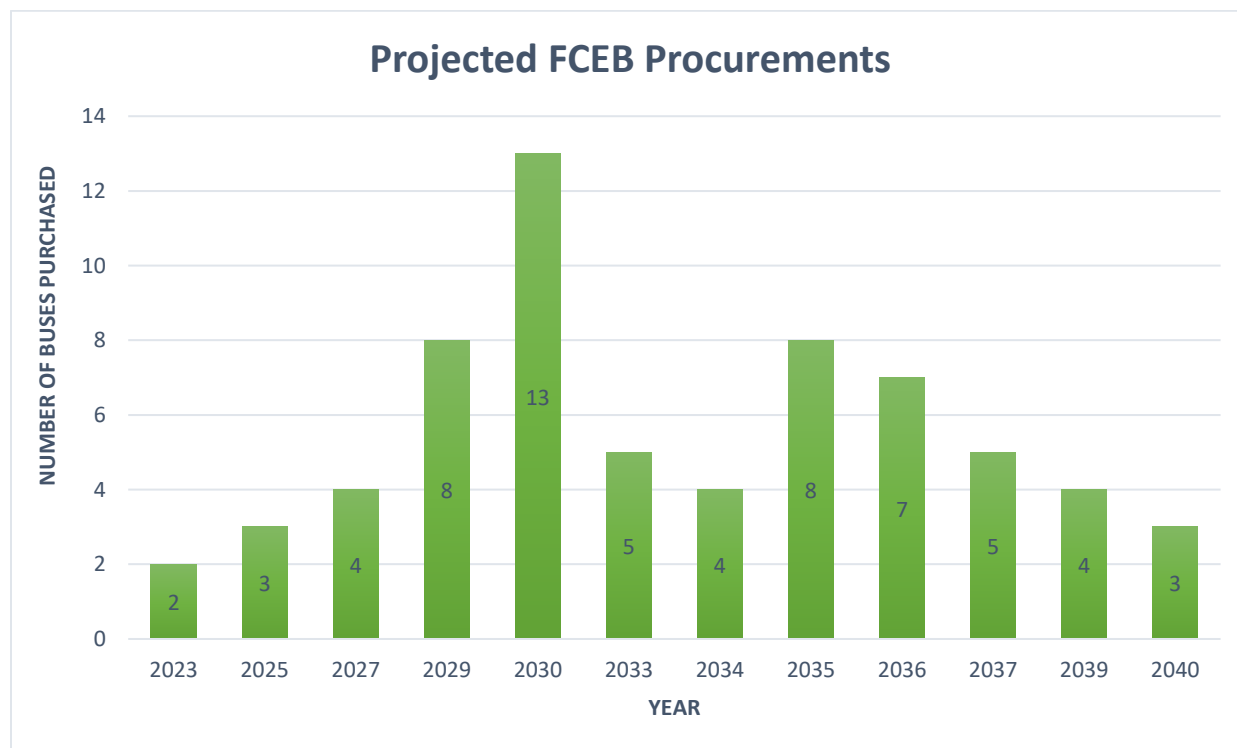


TABLE 2: MBL's Projected Annual ZEB Procurement Details

Timeline (Year)	Total Number of Buses to Purchase	Number of ZEB Purchases	Percent of Annual Bus Purchases	ZEB Bus Type(s)/ZEB Fuel Type(s)	Number of Conventional Vehicles
2023	2	2	100%	40' Standard FCEB / Hydrogen	0
2025	3	3	100%	40' Standard FCEB / Hydrogen	0
2027	4	4	100%	40' Standard FCEB / Hydrogen	0
2029	8	8	100%	40' Standard FCEB / Hydrogen	0
2030	13	13	100%	40' Standard FCEB / Hydrogen	0
2033	5	5	100%	40' Standard FCEB / Hydrogen	0
2034	4	4	100%	40' Standard FCEB / Hydrogen	0
2035	8	8	100%	40' Standard FCEB / Hydrogen	0
2036	7	7	100%	40' Standard FCEB / Hydrogen	0
2037	5	5	100%	40' Standard FCEB / Hydrogen	0
2039	4	4	100%	40' Standard FCEB / Hydrogen	0
2040	3	3	100%	40' Standard FCEB / Hydrogen	0

Following the same bus purchase timeline as identified in Table 2, please identify in Table 3 the required operational range your future zero-emission buses should have to be able to serve in your fleet. Please provide the estimated cost of each bus with that required operational range.

Table 3 demonstrates consideration of the FCEBs achievable duty cycle and range based on the manufacturer's specifications. One of MBL's main reservations is the FCEBs ability to complete a full-service block without the need to refuel. An informal Line-by-Line analysis determined that the FCEB technology will generate adequate energy to provide reliable service for longer routes.

Within the first four years of the ZEB deployment, MBL will deploy nine FCEBs on three of its longest and busiest routes. In 2023, MBL will purchase two FCEBs to be deployed on Route 10. This route is approximately 13 miles in each direction with an average of six trips per day. Acknowledging the FCEBs 350 miles long-range capability, the buses will be expected to provide sufficient service without the need to refuel. After analyzing the performance of the first two FCEBs, MBL intends to deploy an additional three buses on Route 40 in 2025. The purchase and deployment of FCEBs on Route 10 and 40 will be to meticulously assess performance, efficiency, and identify any challenges. This strategic approach will assist MBL's scalability efforts during the transition process from conventional to zero-emission (ZE) transit buses.

Route 50 is MBL's longest route, covering 25.6 miles from 5th St/Beaudry Blvd to Adelfa Dr/Santa Gertrudes Blvd. While Route 50 is one of the most demanding and rigorous routes within MBL's system, MBL anticipates a 100% block achievability. Initially, MBL will deploy four new FCEBs on Route 50 and gradually increase the number of buses on route. Using the same methodology, MBL will purchase additional FCEBs to be deployed on the remaining routes: 20, 30, 60, 70, and 90.

Table 4 shows the average cost of ZEBs available for purchase using the Washington State Transit Bus Cooperative Master Contract. Although alternative pricing options are available on this Master Contract, the illustrated price is the current cost of a transit FCEB manufactured by New Flyer of America, Inc. Table 4 also depicts MBL's historic configurable options costs and the state sales tax.

TABLE 3: Verifying Block Achievability Throughout Fleet Transition

Timeline (Year)	Number of FCEBs in Fleet	Total Number of Active Buses in Fleet	Proportion of FCEBs in Fleet	Proportion of FCEB Achievable Blocks*
2023	2	66	3%	100%
2025	3	66	5%	100%
2027	4	66	6%	100%
2029	8	66	9%	100%
2030	13	66	14%	100%
2033	5	66	8%	100%
2034	4	66	15%	100%
2035	8	66	12%	100%
2036	7	66	11%	100%
2037	5	66	8%	100%
2039	4	66	6%	100%
2040	3	66	5%	100%

TABLE 4: Estimated Costs of Future ZEB Purchases

	<i>40' BEB</i>	<i>40' FCEB</i>
<i>Average Bus Base Price from Washington State Contract</i>	\$805,000	\$1,087,000
<i>Estimated Cost of Configurable Option</i>	\$88,000	\$88,000
<i>Tax</i>	10.25%	10.25%
<i>Estimated Total Cost *</i>	\$984,533	\$1,295,438

*Steady state pricing is assumed for modeling purposes. The general expectation is that but FCEB prices will fall, although there is not enough information to make a confident projection in future pricing.

Is your transit agency considering converting some of the conventional buses in service to zero-emission buses (13 CCR § 2023.1(d) (1) (E))?

No

SECTION E: Facilities and Infrastructure Modifications

Please complete Table 5 with names, locations, and main functions of transit agency divisions or facilities that would be involved in deploying and maintaining zero-emission buses.

Please limit the facilities to bus yards and facilities with maintenance, fueling, and charging functions, and exclude other operational functions like training centers, information and trip planning offices, and administrative buildings. Please identify which facility(ies) require construction, infrastructure modifications, or upgrades to support your transit agency's long-term transition to zero-emission technologies and the estimated timeline for such an upgrade. Please also specify the type(s) of infrastructure planned in each division or facility and provide their service capacities (e.g., en-route high-power charging system to deploy 20 BEB in 2025). (13 CCR § 2023.1(d) (1) (C)).

In the initial 2-5 years of the ZEB deployment, MBL intends to lease a mobile FCEB fueling station as a temporary short term solution. MBL considers the mobile fueling station to be a more efficient, cost-effective, and convenient option, while slowly transitioning to this innovative technology. During this period, MBL will conduct extensive research, infrastructure master planning, and design to accommodate a permanent fuel station as illustrated in Appendix A. Hydrogen infrastructure costs include maintenance bay upgrades for H2 detection, ventilation systems, and the build-out of a hydrogen fueling station which includes design, construction, and equipment installation costs. Figure 3 identifies these costs and the related bus procurement costs associated with each project year.

Figure 3 illustrates the projected annual infrastructure cost from the commencement of the ZEB project through 2040. MBL estimates it will expend approximately \$600,000 by the end of the initial 5-year period. This cost will include facility modifications, the mobile hydrogen fuel station, and training sessions for maintenance staff and first responders. The initial infrastructure builds also correspond to the annual bus procurement schedule in Figure 2.

FIGURE 3: Estimated Annual Infrastructure Costs

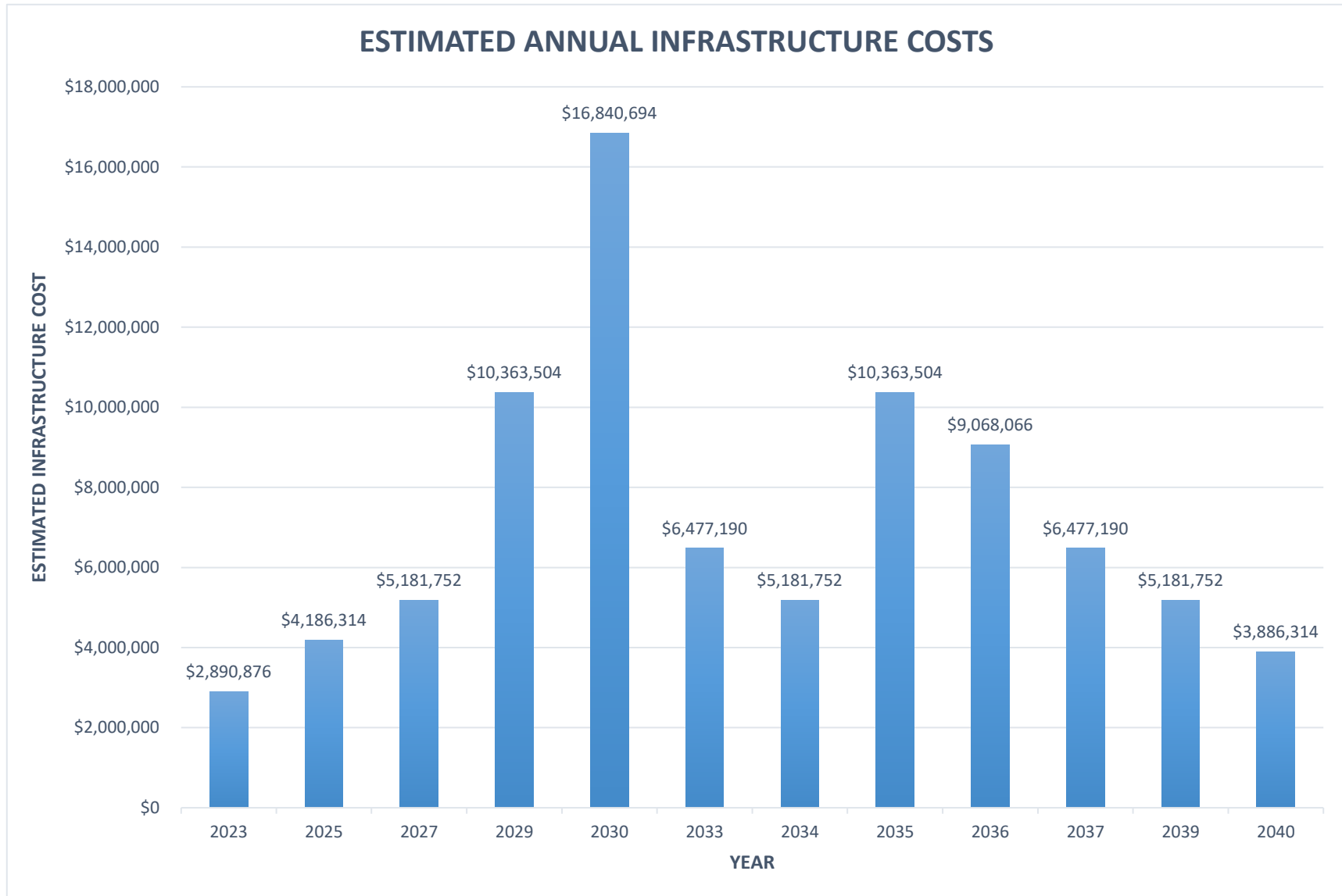


TABLE 5: Facilities Information and Construction Timeline

Division/ Facility Name	Address	Main Function(s)	Type(s) of Infrastructure	Service Capacity	Needs Upgrade?
MBL	400 S. Taylor Ave. Montebello, CA 90640	CNG, Hybrid, Electric, and FCEB Division	Hydrogen Fueling Station	70 Buses	Yes

Regarding the information provided in Table 5, please explain the types of necessary upgrades or infrastructure modifications each facility or division needs to support your transit agency’s long-term transition to ZEB. Please also provide the specification of each infrastructure in the related facility or division before and after the upgrades or modifications.

To facilitate the transition from conventional CNG transit buses to a ZEB fleet, MBL plans to conduct extensive research analysis to better understand the functionality of a hydrogen fuel station, safety and security measures, related grid and utility functions, storage, compression, and ongoing maintenance and support mechanisms. In addition, MBL will incorporate the ZEB rollout plan into the agency’s comprehensive operation analysis and short-range transit plan.

Do you expect to make any modifications to your bus parking arrangements? Explain the modifications and why they are needed.

An assessment of MBL's parking layout determined slight modifications to the parking lot design will be required. MBL will need to reconfigure the parking lot design to accommodate the hydrogen fueling station and provide designated parking areas for the FCEBs to refuel without disrupting the operation of the conventional bus fleet.

To optimize space, the parking area currently used to store the contingency fleet and surplus equipment will be converted to parking space for active buses. The intent of the parking lot redesign is to maintain an effective operational setup while transitioning into a ZEB fleet.

Do you expect to need additional parking spaces for completing the transition to zero-emission technologies? Explain why.

No. MBL has sufficient space to develop a hydrogen station infrastructure without encroaching on areas originally dedicated to bus parking.

In Table 6, please identify the propulsion system of all buses that will be dispatched from the facilities identified in Table 5.

TABLE 6: NOx-Exempt Area and Electric Utilities' Territories

<i>Division/Facility Name</i>	<i>Type(s) of Bus Propulsion Systems</i>	<i>Located in NOx- Exempt Area?</i>	<i>Name(s) of Electric Utility in Service Area</i>
<i>MBL</i>	CNG, Hybrid, Electric	No	Southern California Edison

Please identify the electric utilities in your transit agency's service area.

- Southern California Edison.

Note: The ICT regulation defines "NOx Exempt Areas" (13 CCR § 2023(b)(39)) as the following counties and air basins: Alpine, Amador, Butte, Calaveras, Colusa, Del Norte, Eastern Kern (the portion of Kern County within the Eastern Kern Air Pollution Control District), Glenn, Humboldt, Inyo, Lake, Lassen, Mariposa, Mendocino, Modoc, Mono, Monterey, Nevada, Northern Sonoma (as defined in title 17, California Code of Regulations, section 60100(e)), Plumas, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz, Shasta, Sierra, Siskiyou, Northern Sutter (the portion of Sutter County that is north of the line that extends from the south east corner of Colusa County to the southwest corner of Yuba County), the portion of El Dorado County that is within the Lake Tahoe Air Basin (as defined in title 17, California Code of Regulations, section 60113), the portion of Placer County that is East of Highway 89 or within the Lake Tahoe Air Basin, Trinity, Tehama, Tuolumne, and Yub.

Section F: Providing Service in Disadvantaged Communities

Does your transit agency serve one or more disadvantaged communities, as listed in the latest version of CalEnviroScreen?

Yes.

If yes, please describe how your transit agency is planning to deploy zero-emission buses in disadvantaged communities (13 CCR § 2023.1(d) (1) (F)).

MBL operates a network of 8 fixed routes and provides service to 117 disadvantaged communities (DAC). Currently, MBL operates three conventional buses converted to ZE with the purchase and deployment of two FCEBs tentatively scheduled for the first quarter of 2023. Additional FCEBs will be purchased every other year through 2040. To avoid service disruptions, the procurement planning process and progressive deployment of the new fleet will coincide with the replacement cycle of older conventional transit buses. MBL envisions a fully functional ZEB fleet to service all 117 DACs beginning 2040 (see Appendix B).

Please complete Table 7 with the estimated number of zero-emission buses your transit agency is planning to deploy in disadvantaged communities and the estimated timeline

TABLE 7: Service in Disadvantaged Communities

MBL Route	Expected Year of First ZEB Deployment	Year of Complete Route Electrification	Location of Disadvantaged Community By Census Tract Number
10	2023	2037	06037482002 06037530400 06037482701 06037530301 06037531701 06037531702 06037532303 06037531800 06037531901 06037531902 06037530204 06037530102 06037530101 06037532001 06037532002 06037532101 06037500700 06037500600 06037500402 06037501001 06037501300 06037501002 06037501400 06037502100 06037504504 06037501804 06037501802 06037501900 06037501700 06037503301
20	2034	2037	06037481102 06037481202 06037481103 06037482301 06037482401 06037482402 06037530003 06037530005 06037530006

<i>cont'd</i>			06037500500 06037530102 06037530101 06037532101 06037532002 06037532200
30	2033	2033	06037481603 06037481604 06037530204 06037531902 06037531800 06037531902 06037532303 06037532304 06037533902 06037534001 06037534202 06037534203 06037534201 06037536102
40	2027	2030	06037209200 06037207301 06037207302 06037206031 06037203032 06037206050 06037204410 06037204420 06037204600 06037204700 06037204300 06037204120 06037203900 06037531101 06037531201 06037531102 06037531503 06037530500 06037531504 06037530400 06037531603 06037530301 06037530302 06037530204 06037530203 06037530102

<i>cont'd</i>			06037530006 06037530004 06037530101 06037500500 06037500600 06037500404 06037500402 06037500403
50	2025	2035	06037209200 06037207301 06037224010 06037224020 06037226001 06037203031 06037206050 06037205120 06037532400 06037532302 06037532303 06037532001 06037532200 06037500700 06037502500 06037502401 06037502301 06037502200 06037502302 06037502100 06037502700 06037502004 06037501803 06037501504 06037501400 06037501803 06037501804 06037502003 06037502902 06037503902
60	2036	2036	06037500404 06037500402 06037500403 06037500600 06037502401 06037502602 06037502601

70	2035	2035	06037530003 06037530005 06037530203 06037530204 06037530006 06037530102 03037531902 06037532001 06037532002 06037532101 06037532200
90	2036	2036	06037209200 06037207400 06037207301 06037207302 06037206031 06037206032 06037206050 06037204600 06037204700 06037204810 06037203900 06037531101 06037531201 06037531102 06037531503 06037531000 06037530500 06037530400 06037530301 06037530302 06037530204 06037530203 06037530102 06037530006 06037530005 06037530004 06037530003

SECTION G: Workforce Training

Please describe your transit agency's plan and schedule for the training of bus operators and maintenance and repair staff on zero-emission bus technologies (13 CCR § 2023.1(d)(1)(G)). (Required)

The transition to an all-ZEB fleet will significantly alter MBL's service and operations due to different maintenance needs, operational best practices, and the change in technology. The conversion to ZE from the existing traditional internal combustion engine is logistically complicated and will impact the operational organization. A comprehensive operational analysis will be conducted to restructure the appropriate prerequisite of critical knowledge, skills, abilities, and other characteristics (KSAOs) for management and training to comply with ZEB innovations.

The original equipment manufacturer (OEM) of ZEB equipment (e.g., bus, charge management software, battery charging equipment, etc.) will provide training, included as a deliverable on the procurement contract. Internal training courses conducted on an annual, semi-annual, tri-annual, and on an as needed basis includes: Operator Refreshing, Bus Familiarization, New Operator, and New Bus Training.

Bus Operator training incorporates pre-trip inspections, door operators, emergency equipment operator, steering, operational concerns, DMV pre-trips, bus components and other related bus functions, and operations technology. Maintenance mechanic training embodies imperative technical bumper to bumper training focusing on preventive maintenance, high voltage hazards, personal protective equipment (PPE), component training, lock-out/tag-out inspections, diagnostic/troubleshooting, and charging/refueling source training. Proficiency in high voltage safety and proper use of PPE is required to minimize the risk of electrical shocks and arc flashes. In addition to OEM and internal training, maintenance and operations personnel will be required to participate in the Southern California Regional Transit Training



Photo 1: Hydrogen Fuel Pump Station



Photo 2: Fuel Cell Energy Bus Refueling

Consortium (SCRTTC) and Arc Flash Electrical Safety National Fire Protection Association (NFPA) 70E courses.

Transit supervisors will work collaboratively with local first responders, such as the Fire and Police Department, to conduct training comprised of bus familiarization, energy storage systems, and emergency shutdown procedures.

Personnel and positions requiring retraining upon the adoption of the ZEB Rollout Plan include, but are not limited to, those listed in Table 8.

TABLE 8: Forecasted Personnel and Positions Training Requirements

Position	Required Training
Facilities Maintenance Staff	Scheduled/unscheduled maintenance and repair of high-voltage systems of ZEBs equipment
Mechanics	Safety-related features and other components of ZEBs equipment
Service Workers	Proper charging/refueling protocol and procedures of ZEBs equipment
Towing Service Providers	Proper towing protocol and procedures for of ZEBs equipment
Transit Supervisors	Operations and safety-related protocol and procedures of ZEBs equipment
Bus Operators	Safety-related & operational protocol and procedures of ZEBs equipment, Pre-Trip inspections, and pantograph operations.
First Responders	Proper safety protocol and procedures for ZEBs equipment in the event of an accident

SECTION H: Potential Funding Sources

Please identify all potential funding sources your transit agency expects to use to acquire zero-emission technologies (both vehicles and infrastructure) (13 CCR § 2023.1(d) (1) (H)).

MBL currently receives funding for the procurement and maintenance of its fleet from the following federal grant programs: the Federal Transit Administration's (FTA) Urbanized Area Formula; discretionary grant programs such as the Bus and Bus Facilities (B&BF) program; and Low or No Emission Vehicle Deployment Program (LoNo).

To secure funds for future fleet procurement processes, MBL will seek additional funding from state resources through grant opportunities such as Senate Bill 1 – State of Good Repair (SGR) and the Low Carbon Transit Operations Program (LCTOP).

SECTION I: Start-up and Scale-up Challenges

Please describe any major challenges your transit agency is currently facing in small scale zero-emission bus deployment. (Optional). How might CARB assist you to overcome these challenges? Please share your recommendations. (Optional)

Please describe any challenges your transit agency may face in scaling up zero-emission bus deployment. (Optional) How might CARB assist you to overcome these challenges? Please share your recommendations. (Optional)

ZE technology is an innovative and progressive industry with significant unpredictable advancement challenges due to the developing nature of the unprecedented technology. These challenges pose a risk to transit performance, service reliability, capital, and operational and maintenance (O&M) costs.

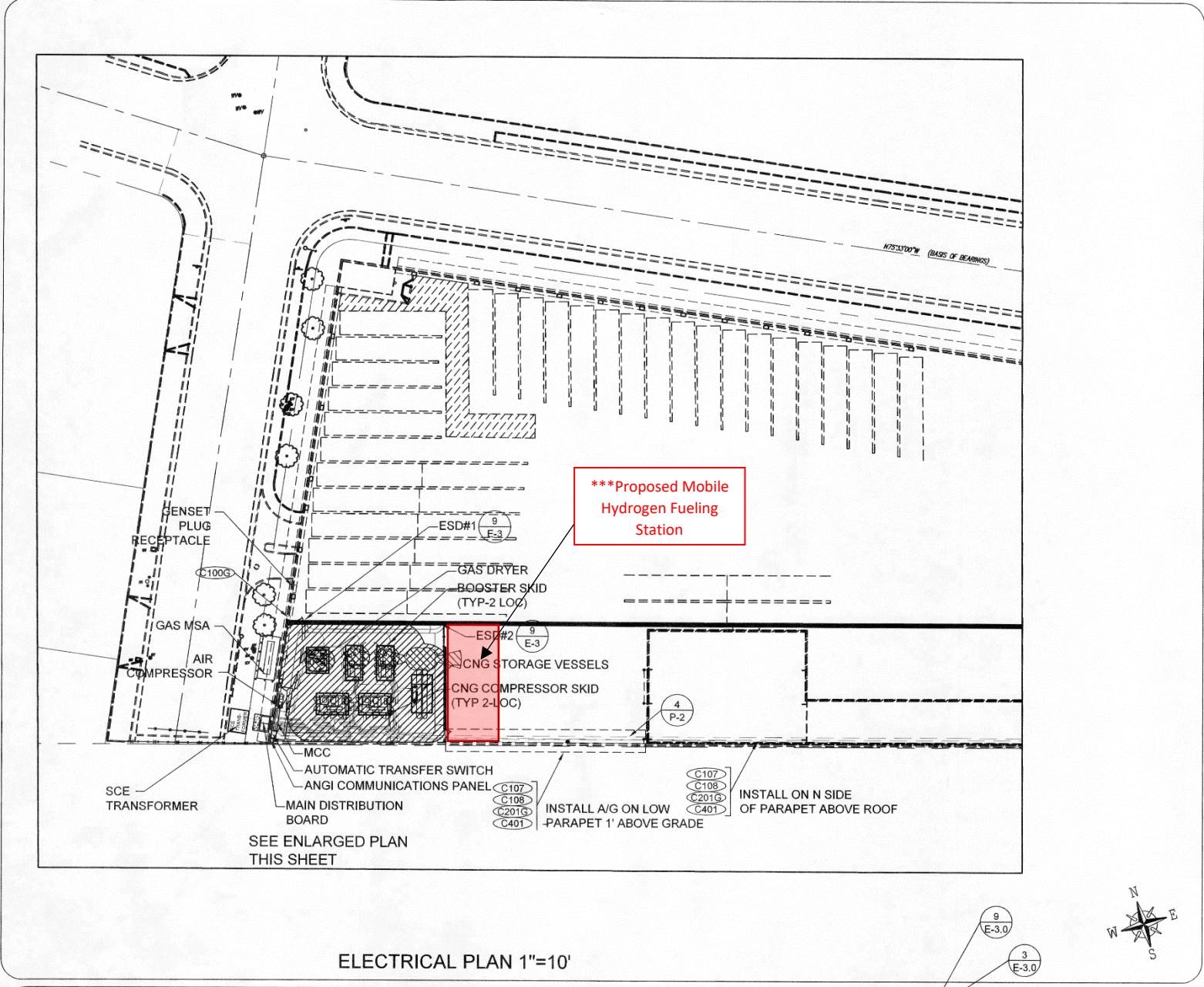
MBL has encountered multiple challenges since implementing the BEB Deployment Pilot Program in 2019. Major ongoing challenges with the deployment of ZEBs include OEM technical support and training, poor performance and range, high capital and O&M costs, funding, and facility infrastructure. The OEM technical support and training provided is insufficient to maintain and repair the BEBs. For each week of use, BEBs require a lead time of approximately three weeks for repairs due to the complexity of the electrical component. MBL's BEB fleet requires several hours to fully charge and suffers from underperforming batteries that are unable to attain the advertised range miles (265 miles per full charge) and lifespan. These BEBs attain 180 miles per full charge and the batteries self-discharge degraded more rapidly than the guaranteed expected shelf life. Consequently, battery replacements were accelerated at a high cost for replacement batteries and disposal fees. The high capital and O&M costs include, but are not limited to, electricity, towing services, proprietary products, software, and services associated with frequent equipment breakdowns. Deploying BEBs is not economically and operationally feasible for MBL's business operations. Correspondingly, MBL's historical records and experiences associated with ZEBs and ZE technology cast a long shadow of apprehension on the ZE industry.

The ZEB market value is notably greater than its alternative fuel counterparts, with an upward value of approximately \$250,000. Additional upfront costs include a facility fuel infrastructure upgrade. CARB's influence in tax exemption, policy and law administration, and grant funding will help transit agencies adopt a ZE fleet with minimal setbacks.

Overall, MBL's current facility and infrastructure are not economically and operationally structured to support and sustain any ZEB deployment. MBL's present geographic footprint cannot accommodate expanding growth and requires innovative upgrades to the existing infrastructure. Therefore, any construction work will require a concurrent strategic plan that will not hinder daily operational activities. Funding sources are the most crucial component in executing any proposed project to support capital expenditures that account for the cost of assets, facility and infrastructure upgrades, O&M, workforce, and workforce training. CARB's presence as a central information system that provides and supports the latest research and development of ZEBs and ZE technology (e.g., ZEBs performances, O&M costs & labor hours, workforce training, OEM reports, etc.) can

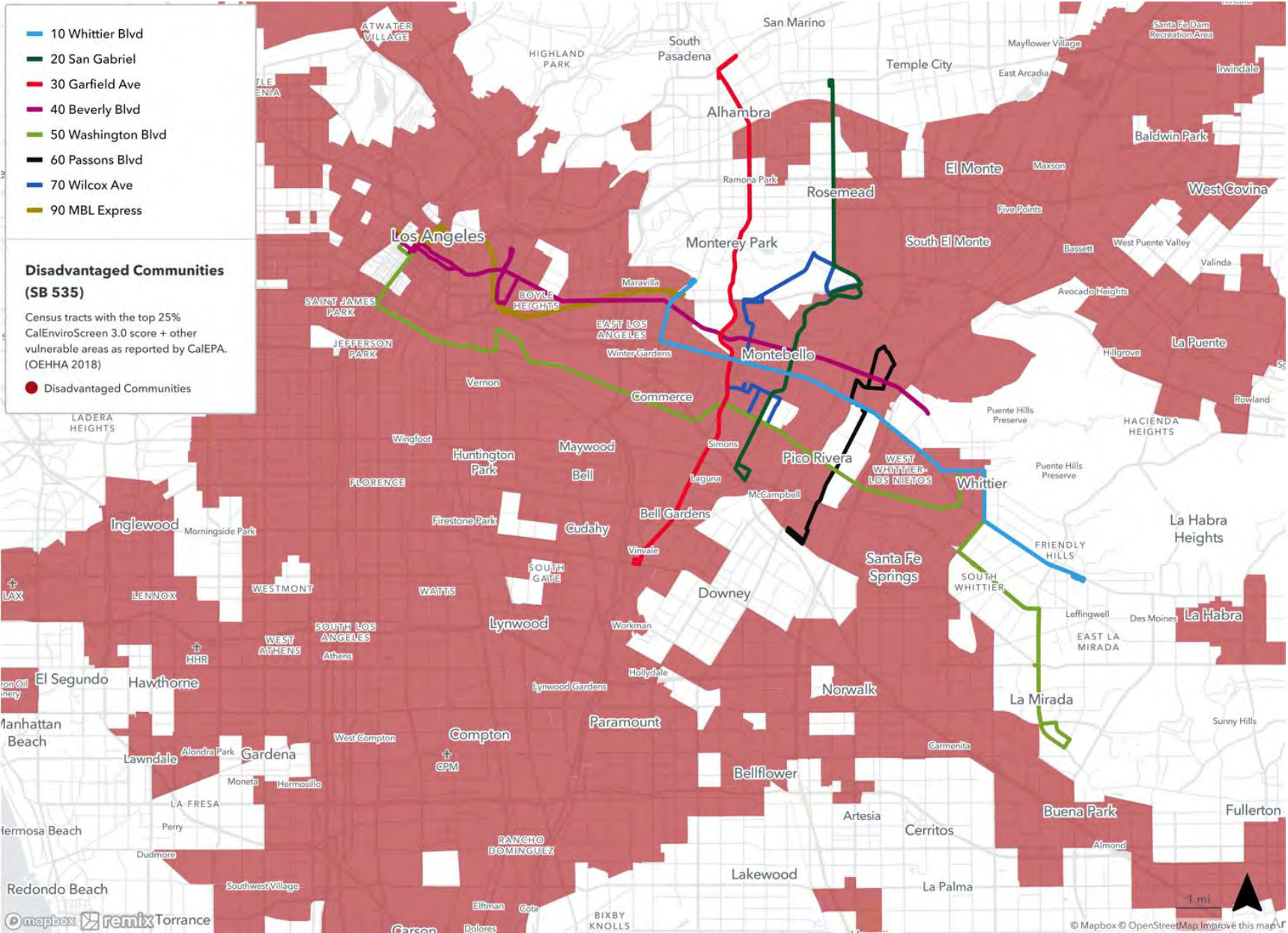
ensure transit agencies are retrieving the most current data and grant applications. The ZE industry is highly volatile, considering the fact that ZEB and ZE technology is progressively collecting new data and evolving from obsolete prototypes. Correspondingly, federal and state grant funding administers relief and mitigates the turmoil involved in the conversion to ZEBs and ZE technology.

APPENDIX A: MBL Site Renderings





APPENDIX B: DAC and Low-Income Service Map



RESOLUTION NO. 22-22

**RESOLUTION OF THE CITY OF MONTEBELLO, CALIFORNIA
APPROVING THE CITY'S SUBMISSION OF APPLICATIONS TO THE
FEDERAL TRANSIT ADMINISTRATION (FTA) LOW OR NO EMISSION
GRANT PROGRAM AND THE BUSES AND BUS FACILITIES GRANT
PROGRAM**

RECITALS

WHEREAS, the Federal Transit Administrator (FTA) has the authority to award federal financial assistance for a transportation project; and

WHEREAS, the grant or cooperative agreement for federal financial assistance will impose certain obligations upon the applicant and may require the applicant to provide the local share of the project cost; and

WHEREAS, the applicant has or will provide all annual certifications and assurances to the FTA required for the project.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MONTEBELLO, CALIFORNIA HEREBY RESOLVES, FINDS, AND DECLARES AS FOLLOWS:

APPROVES THE FILING OF AN APPLICATION FOR THE FTA LOW OR NO EMISSION GRANT PROGRAM AND THE BUSES AND BUS FACILITIES GRANT PROGRAM; AND

SECTION 1: Approvals and Certifications.

1. Certifies that said Applicant has or will have available, prior to commencement of any work on the projects included in this application, the sufficient funds to complete the projects; and
2. Certifies that if funding is awarded, the Applicant has or will have sufficient funds to operate and maintain the projects; and
3. Delegates the authority to the Director of Transportation or her designees to execute and file with its application the annual certifications and assurances and other documents the Federal Transportation Administration requires before awarding a federal assistance grant or cooperative agreement; and
4. Agrees to comply with all applicable federal, state, and local laws, ordinances, rules, regulations, and guidelines; and

SECTION 2: That the City Clerk shall certify to the passage and adoption of this Resolution and that the same shall be in full force and effect.

RESOLUTION NO. 22-22

Page 2 of 2

APPROVED AND ADOPTED this 27th day of April 2022.

Kimberly A. Cobos-Cawthorne, Mayor

ATTEST:

APPROVED AS TO FORM:

Christopher Jimenez, City Clerk

Arnold M. Alvarez-Glasman, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF MONTEBELLO) SS:

I, Christopher Jimenez, City Clerk of the City of Montebello, County of Los Angeles, State of California, hereby certify that the foregoing Resolution No. 22-22 was passed and adopted by the City Council of the City of Montebello, signed by the Mayor and attested by the City Clerk at a regular meeting of said Council held on the 27th day of April 2022 and that said Resolution was adopted by the following vote, to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

The undersigned, City Clerk of the City of Montebello, does hereby attest and certify that the foregoing Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of said City which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

DATE: _____

Christopher Jimenez, City Clerk



CITY OF MONTEBELLO

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

FROM: René Bobadilla, P.E., City Manager

BY: Lupita Ibarra, Director of Transportation
Fernando Pelaez, Fire Chief

SUBJECT: **Approval of Amendment No. 4 to Agreement No. 2836 with Allied Universal Security Services to Provide Security Services for the Montebello/Commerce Metrolink Station and the Emergency Non-Congregate Shelter Pilot Program (Operation Stay Safe)**

DATE: April 27, 2022

RECOMMENDATIONS:

It is recommended that the City Council:

- 1) Approve Amendment No. 4 to Agreement No. 2836, between the City of Montebello (City) and Allied Universal Security Services (Allied Universal) to exercise a one-year term contract extension to provide security services for the Montebello/Commerce Metrolink Station (Metrolink Station) and the Emergency Non-Congregate Shelter Pilot Program (Operation Stay Safe); and
- 2) Authorize the City Manager and/or his designee to execute Amendment No. 4 with Allied Universal on behalf of the City; and
- 3) Take such additional, related, action that may be desirable.

FISCAL IMPACT

Through Amendment No. 4, Allied Universal will be compensated a total not-to-exceed amount of \$212,274, to incorporate costs associated with the revised Scope of Work over the proposed additional one-year term contract extension (see Attachment "A"). Funding for Agreement No. 2836 will be primarily allocated from the Transportation Department – Proposition C 5% Security funding, Account No. 600-90-930-6040.10, in the amount of \$142,312. The remaining amount of \$69,962 will be allocated from the San Gabriel Valley Regional Housing Trust grant funding, 265-85-853-6040.10 (Grants, Fire, SGVRHT

Approve Amendment No. 4 To Agreement No. 2836 with Allied Universal Security Services to Provide Security Services for the Montebello/Commerce Metrolink Station and the Emergency Non-Congregate Shelter Pilot Program (Operation Stay Safe)

Page 2 of 3

Operation Stay Safe, Other Contract Services). Both accounts have sufficient funding available in the City's adopted Fiscal Year (FY) 2021-22 budget for expenses incurred for these security services through June 30, 2022. Therefore, a budget amendment is not needed. The FY 2022-23 budget will be developed with sufficient appropriations to provide for the increased contract amount through April 30, 2023.

BACKGROUND

In March 2013, the City contracted with Allied Universal to provide security services at the Metrolink Station. The initial term of the agreement was for three (3) years with the option to exercise up to two (2), one-year term contract extensions. In May 2018, the agreement was amended to increase the term for an additional two (2) years with the option to exercise up to three (3), one-year term contract extensions (see Attachment "B" for the initial Agreement and Amendments No. 1 - 3).

On October 27, 2021, the City Council authorized the City Manager to enter into an agreement (see Attachment "C") between the City and the San Gabriel Valley Regional Housing Trust (SGVRHT) to develop and operate an emergency non-congregate shelter pilot program (Operation Stay Safe). Operation Stay Safe is a joint project between the City, SGVRHT, and the San Gabriel Valley Council of Governments (SGVCOG) to develop Tiny Home Bridge Housing (Tiny Homes) to help meet the immediate needs of individuals experiencing homelessness within the City. The Tiny Homes will be located at the Metrolink Station – a municipal-owned property.

The approved site will host thirty (30) tiny home units with privacy fencing and secured entry for the benefit of participants, Metrolink Station patrons, and neighbors. In addition, the Tiny Homes will be provided with twenty-four seven (24/7) security operated by an experienced provider. The site will also provide 24/7 supportive service staff to address participant needs. Onsite staff will reduce the need for any interaction with the Montebello Police Department. However, the Montebello Police Department will respond to calls for service at the site should any suspicious activity be reported.

ANALYSIS

Under the authority of Agreement No. 2836, the City Council is being asked to approve a one-year term contract extension and a revised Scope of Work that will increase the annual not-to-exceed amount from \$150,618 to \$212,274. The proposed Amendment No. 4 will extend Allied Universal's services from May 1, 2022 through April 30, 2023, and increase the existing services provided to include an additional layer of security for the City's Operation Stay Safe project. This project is tentatively scheduled to begin operating in May 2022. Unarmed Security Officers will be deployed 24/7 to increase the security presence at the Metrolink Station while monitoring the Tiny Homes external perimeter.

Approve Amendment No. 4 To Agreement No. 2836 with Allied Universal Security Services to Provide Security Services for the Montebello/Commerce Metrolink Station and the Emergency Non-Congregate Shelter Pilot Program (Operation Stay Safe)

Page 3 of 3

This will strengthen the safety and security of the Metrolink Station patrons, the Tiny Homes participants and staff, and surrounding neighbors.

SUMMARY

Staff recommends that the City Council approve Amendment No. 4 to Agreement No. 2836 (attached hereto in substantial form) with Allied Universal for the total not-to-exceed amount of \$212,274, to provide security services for the Metrolink Station and the Operation Stay Safe project; and authorize the City Manager, and/or his designee, to execute Amendment No. 4 on behalf of the City; and direct staff to take such additional, and related, action that may be desirable.

ATTACHMENTS:

- A. Attachment A – Proposed Amendment No. 4 to Agreement No. 2836
- B. Attachment B – Initial Agreement No. 2836 and Amendment No. 1-3
- C. Attachment C – Agreement between the City of Montebello and San Gabriel Valley Council of Governments

CITY OF MONTEBELLO

AMENDMENT NO. 4
TO AGREEMENT NO. 2836
WITH ALLIED UNIVERSAL SECURITY SERVICES

This Amendment No. 4 to Agreement No. 2836 ("**Amendment No. 4**") is made and entered into as of the 27th day of April, 2022 ("Effective Date"), by and between the City of Montebello, a California municipal corporation duly organized and existing under the law of the State of California ("**City**"), and Allied Universal Security Services (formerly U.S. Security Associates, Inc.), a corporation duly organized and existing under the law of the State of California, ("**Contractor**"). City and Contractor are sometimes hereinafter referred to collectively as the "Parties

RECITALS

WHEREAS, **City** and **Contractor** are Parties to that certain Contract Agreement No. 2836 to provide security services at the Montebello/Commerce Metrolink Station with an "Effective Date" of March 13, 2013 ("Agreement"), pursuant to which **City** contracted with **Contractor** to provide services as defined in the Agreement; and

WHEREAS, the Parties have agreed to revised scope of work and associated cost (Exhibit A), to provide security services for the Montebello/Commerce Metrolink Station and the Emergency Non-Congregate Shelter Pilot Program (Operation Stay Safe); and

WHEREAS, Article XXI ("Entire Agreement; No Waiver") of the Agreement allows for amendments to the Agreement by a writing executed by the Parties; and

WHEREAS, on or about April 14, 2020, the Parties executed a "Amendment No. 3" exercising an option to extend the Agreement from May 1, 2021 to April 30, 2022; and

WHEREAS, the Parties each being mutually satisfied with the other's performance thereof, desire to amend the Agreement once more to extend the Agreement for one (1) additional year on the conditions set forth in the Agreement and as otherwise provided herein; and

WHEREAS, by exercising the option to extend the Agreement by an additional year, an amendment to the compensation and scope of work is also required.

AMENDMENT NO. 4 TO AGREEMENT NO. 2836

Page 2 of 3

NOW, THEREFORE, based upon the foregoing recitals, which the Parties agree are true and correct, and for good and adequate consideration the receipt and adequacy of which is acknowledged by the Parties, the Parties agree as follows:

AMENDMENT

SECTION 1: RECITALS. The above-referenced Recitals constitute a material part hereof and shall hereby be incorporated by reference.

SECTION 2: EXTENSION OF TERM. Through this **Amendment No. 4**, the Parties hereto agree to extend the term of Agreement from May 1, 2022 to April 30, 2023; unless such time is further extended in writing by a subsequent amendment and executed by both Parties.

SECTION 3: AMENDMENT TO COMPENSATION. Through this **Amendment No. 4**, the Parties hereto agree to amend the compensation for the purposes of incorporating costs associated with the REVISED SCOPE OF WORK (attached hereto as Exhibit A) and incorporated herein by this reference as follows:

*“The agreed-upon compensation for the security services contemplated in the Agreement and memorialized in **Amendment No. 4 for the REVISED SCOPE OF WORK** shall not exceed **Two Hundred Twelve Thousand, Two Hundred and Seventy-Three Dollars (\$212,274)**. Such sum shall include all amounts payable to **Contractor** for its subcontracts, leases, materials, and cost arising from, or due to termination of the Agreement. **City** shall pay **Contractor** upon thirty (30) days of receipt of invoice and full acceptance of product and services by the **City**. Said compensation of the **Amendment No. 4** shall cover all expenses, losses, damages, and consequences arising out of the nature of work during its progress or prior to its acceptance including those for well and faithfully completing the work and the whole thereof in the manner of time specified in the aforesaid Agreement; and also include those arising from actions of the elements, unforeseen difficulties or obstructions encountered in the prosecution of the work, suspension or discontinuance of the work, and all other unknowns or risk of any description connected with the work.”*

SECTION 4: INCORPORATION OF REMAINING TERMS. Other than as expressly modified in this Amendment No. 4 with respect to the term of the Agreement, all remaining terms, conditions, and provisions of the Agreement, and the entirety thereof, shall remain in full force and effect, and is incorporated fully herein by this reference.

AMENDMENT NO. 4 TO AGREEMENT NO. 2836

Page 3 of 3

IN WITNESS WHEREOF, the Parties have executed this **Amendment No. 4** to the Contract Agreement No. 2836 to provide security services at the Montebello/Commerce Metrolink Station as of the day and year first above written.

("AGENCY")

("CONTRACTOR")

CITY OF MONTEBELLO

**ALLIED UNIVERSAL SECURITY
SERVICES**

By: _____
René Bobadilla, P.E., City Manager

By: _____
Steve Nsaif, General Manager

ATTEST:

By: _____
Christopher Jimenez, City Clerk

APPROVED AS TO FORM:

By: _____
Arnold M. Alvarez-Glasman,
City Attorney

EXHIBITS:

- Exhibit A – Contractor's Revised Scope of Work

Exhibit "A"

CONTRACTOR'S REVISED SCOPE OF WORK

CITY OF MONTEBELLO
CONTRACT AGREEMENT NO. 2836
FOR
MONTEBELLO/COMMERCE METROLINK SECURITY SERVICES
RFP NO. 12-28

This Contract Agreement ("Agreement") is made and entered into for the above-stated services this **13th day of March 2013** ("Effective Date") by and between the CITY OF MONTEBELLO, a California municipal corporation, as the "AGENCY," and **U.S. SECURITY ASSOCIATES, INC.**, a California Corporation, as the "CONTRACTOR." AGENCY and CONTRACTOR may be individually referred to herein as a "Party" or collectively referred to herein as the "Parties."

RECITALS

- A. AGENCY is a municipal corporation duly-organized and validly existing under the laws of the State of California with the power to carry on its business as it is now being conducted under the statutes of the State of California.
- B. CONTRACTOR is a corporation duly-organized and doing business in the State of California. CONTRACTOR represents it has the background, knowledge, experience and expertise necessary to provide the AGENCY with the equipment, goods and services set forth in this Agreement.
- C. AGENCY seeks to procure from CONTRACTOR, and CONTRACTOR seeks to provide to the AGENCY, equipment, goods and services necessary for the **MONTEBELLO/COMMERCE METROLINK SECURITY SERVICES** ("Services") as further described herein.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, AGENCY and CONTRACTOR agree as follows:

ARTICLE I. Incorporation of Recitals and other Contract Documents

The above-referenced Recitals constitute a material part hereof, and shall hereby be incorporated by reference. Moreover, this Agreement consists of the following documents, in order of precedence, all of which are incorporated herein and made part of this Agreement, as though fully set forth herein:

- a. This Agreement, including any and all addenda or supplemental agreements.
- b. RFP No. **12-28**.
- c. Proposal referenced as Best and Final Offer received by successful proposer.

- d. All other documents, including but not limited to all required bonds, insurance certificates, permits, notices, schedules, forms, certifications, and affidavits.

These documents shall be collectively referred to herein as the "Contract Documents." In the event of a conflict among the Contract Documents, the order of precedence shall be as set forth above.

ARTICLE II. Services to be performed by CONTRACTOR

For and in consideration of the payments and agreements to be made and performed by AGENCY, CONTRACTOR agrees to perform all work required for the above-stated Services, and to fulfill all other obligations as set forth in the aforesaid Contract Documents. CONTRACTOR covenants with the AGENCY to furnish its best skill, judgment and efforts and to cooperate with the AGENCY and any other contractors engaged by the AGENCY in providing the Services. CONTRACTOR covenants to use its best effort to perform its duties and obligation under this Agreement in an efficient, expeditious and economical manner, consistent with the best interests of the AGENCY. [Workmanship throughout the performance of this Agreement shall conform to the highest standard of commercially accepted practice of work and shall result in a neat finished appearance to the satisfaction of the AGENCY.]

ARTICLE III. Compensation; Term

As full compensation for furnishing all materials, performing all services, and fulfilling all obligations set forth in this Agreement, the AGENCY agrees to pay and the CONTRACTOR agrees to receive and accept the prices set forth in the Price Sheet submitted by CONTRACTOR dated October 29, 2012 ("Compensation"), attached hereto as Exhibit "A" and incorporated by this reference. The Compensation shall not exceed the sum of One Hundred and Fifty Thousand Six Hundred and Eighteen and 00/100 cents (\$150,618) plus a five percent (5%) contingency sum, for a grand total not-to-exceed sum of One Hundred and Fifty-eight Thousand, One Hundred and Forty-eight dollars and 90/100 cents (\$158,5148.90). Such sum shall include all amounts payable to CONTRACTOR for its subcontracts, leases, materials and costs arising from, or due to termination of this Agreement. AGENCY shall pay CONTRACTOR upon thirty (30) days of receipt of invoice and full acceptance of product and services by the AGENCY.

Said Compensation shall cover all expenses, losses, damages, and consequences arising out of the nature of the work during its progress or prior to its acceptance including those for well and faithfully completing the work and the whole thereof in the manner and time specified in the aforesaid Contract Documents; and also including those arising from actions of the elements, unforeseen difficulties or obstructions encountered in the prosecution of the work, suspension or discontinuance of the work, and all other unknowns or risks of any description connected with the work.

This Agreement shall commence on the Effective Date set forth above, and shall be for three years from the Effective Date, with two one-year options; and may be extended upon mutual, written consent of the Parties.

ARTICLE IV. Completion of Work; Liquidated Damages

The work and services set forth in this Agreement will be completed in a timely manner, and in accordance with an agreed-upon work schedule to be determined by the Parties. An extension of the period for completion may be granted by mutual agreement by the Parties herein for reasons outside the control of the CONTRACTOR including acts of God. CONTRACTOR shall request an extension by notifying AGENCY in writing at least fifteen (15) days prior to the expected Completion Date.

No extension of time requested or granted hereunder shall entitle CONTRACTOR to additional compensation unless, as a consequence of such extension, additional work must be performed and such additional work is approved in writing. In such event, AGENCY shall in good faith consider any request for additional compensation submitted by CONTRACTOR.

It is mutually understood and agreed by and between the Parties to the Agreement that time is of the essence with respect to the completion of the Services and that in case of any failure on the part of the CONTRACTOR to complete all tasks and items within the time specified in the **RFP No. 12-28**, AGENCY will be damaged thereby. Given that the amount of said damages, being difficult if not impossible of definite ascertainment and proof, it is hereby agreed that, in the event of CONTRACTOR's failure to complete the work in a timely manner, the amount of such damages due CITY shall be fixed at one hundred dollars (\$100.00) per calendar day beyond the time specified in Notice to Proceed.

ARTICLE V. Ownership of Written Products

All reports, documents, data, objects, written materials or other tangible things ("Written Products") developed by CONTRACTOR in its performance of this Agreement shall be and remain the property of AGENCY without restriction or limitation upon its use or dissemination by the AGENCY. CONTRACTOR may take and retain copies of such Written Products as desired, but no such written products shall be the subject of a copyright application by CONTRACTOR.

ARTICLE VI. Independent Contractor

CONTRACTOR is, and shall at all times remain to the AGENCY, a wholly independent contractor. CONTRACTOR shall have no power to incur any debt, obligation, or liability on behalf of the AGENCY or otherwise to act on behalf of the AGENCY as an agent. Neither the AGENCY nor any of its officers, employees or agents shall have control over the conduct of CONTRACTOR or any of CONTRACTOR'S employees or agents, except as set forth in this Agreement. CONTRACTOR shall not represent that it is, or that any of its agents or employees are, in any manner employees of the AGENCY.

ARTICLE VII. Confidentiality

All data, documents, discussion, or other information developed or received by CONTRACTOR or provided for performance of this Agreement are deemed confidential and shall not be disclosed by CONTRACTOR without prior written consent by the AGENCY. The AGENCY shall grant such consent if disclosure is legally required. All AGENCY data, documents, objects, materials or other tangible things shall be returned to the AGENCY upon the termination or expiration of this Agreement. CONTRACTOR agrees that the covenants contained in this Article shall survive the expiration or termination of this Agreement.

ARTICLE VIII. Compliance with State and Local Laws

CONTRACTOR shall comply with all applicable federal, state, and local laws throughout its performance of this Agreement. CONTRACTOR acknowledges the provisions of the State Labor Code requiring every employer to be insured against liability for worker's compensation, or to undertake self-insurance in accordance with the provisions of that code, and certifies compliance with such provisions. All services required under this Agreement will be performed by CONTRACTOR, or under its supervision, and all personnel shall possess the qualification, permits, and licenses required by the State and local law to perform such services.

CONTRACTOR shall be solely responsible for the satisfactory work performance of all personnel engaged in performing service required by this Agreement, and compliance with all reasonable performance standards established by AGENCY. CONTRACTOR shall be responsible for payment of all employees' and sub-contractors' wages and benefits, and shall comply with all requirements pertaining to employer's liability, workers' compensation, unemployment insurance, and Social Security. CONTRACTOR shall indemnify and hold harmless the AGENCY from any liability, damages, claims, costs and expenses of any nature arising from alleged violations of personnel practices.

ARTICLE IX. Indemnification

The CONTRACTOR agrees to protect, defend, indemnify, save and hold harmless AGENCY, and all of its elected and appointed officials, boards and commissions, officers, directors, employees, and agents from and against any or all injuries, deaths, losses, damages, claims, suits, liabilities, demands, lawsuits, costs, expenses or causes of action, including reasonable attorneys' fees and related costs and expenses, which may accrue against the AGENCY based on, occurring, arising out of, or incident to any alleged damage to property or any alleged injury to persons (including death) which may occur or be alleged to have occurred by or on account of the negligence, recklessness, willful misconduct, or errors or omissions by CONTRACTOR, its sub-contractors, or any of their servants, employees or agents. AGENCY will give the CONTRACTOR prompt notice in writing of the institution of any suit or proceeding and permit the CONTRACTOR through its counsel to defend AGENCY and will give all needed information, assistance and authority to enable the CONTRACTOR to do so. The Parties agree that the covenants contained in this Article shall survive the expiration or termination of this Agreement.

The CONTRACTOR shall give AGENCY immediate notice of any suit or action filed or prompt notice of any claim made against AGENCY arising out of the performance of this contract. The CONTRACTOR shall furnish immediately to the AGENCY copies of all pertinent papers received by the CONTRACTOR. If the amount of the liability claimed exceeds the amount of insurance coverage, the CONTRACTOR shall authorize representatives of AGENCY or the Federal Government to collaborate with counsel for the insurance carrier, if any, in setting or defending such claim.

ARTICLE X. PERS Eligibility Indemnity.

In the event that CONTRACTOR, or its employee, agent, or subcontractor providing services under this Agreement, claims or is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of the AGENCY, CONTRACTOR shall indemnify, defend, and hold the AGENCY harmless for the payment of any employee and/or employer contributions for PERS benefits on behalf of CONTRACTOR or its employees, agents, or subcontractors, as well as for

the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of the AGENCY.

Notwithstanding any other agency, state or federal policy, rule, regulation, law or ordinance to the contrary, CONTRACTOR and any of its employees, agents, and subcontractors providing service under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any claims to, any compensation, benefit, or any incident of employment by the AGENCY, including, but not limited to, eligibility to enroll in PERS as an employee of the AGENCY and entitlement to any contribution to be paid by the AGENCY for employer contribution, employee contribution, or both, for PERS benefits.

ARTICLE XI. Insurance

A. Without limiting CONTRACTOR's indemnification of Indemnities pursuant to Article IX of this Agreement, CONTRACTOR shall obtain and provide and maintain at its own expense during the term of this Agreement the types and amounts of insurance as described below:

(i) Commercial General Liability Insurance using Insurance Services Office Commercial General Liability form CG 00 01 or the exact equivalent. Defense costs must be paid in addition to limits. There shall be no cross liability exclusion for claims or suits by one insured against another. Limits shall be no less than \$500,000 per occurrence for all covered losses and no less than \$1,000,000 general aggregate.

(ii) Business Auto Coverage on ISO Business Auto Coverage form CA 00 01 including symbol 1 (Any Auto) or the exact equivalent. Limits shall be no less than \$500,000 per accident, combined single limit. If CONTRACTOR owns no vehicles, this requirement may be satisfied by a non-owned auto endorsement to the general liability policy described in the preceding subsection. If CONTRACTOR or CONTRACTOR's employees will use personal autos in any way on this Services, CONTRACTOR shall provide evidence of personal auto liability coverage for each such person.

(iii) Workers' Compensation insurance on a state approved policy form providing statutory benefits as required by law with employer's liability limits no less than \$500,000 per accident for all covered losses.

B. AGENCY, its officers, officials, employees and volunteers shall be named as additional insureds on the policy(ies) as to commercial general liability and automotive liability.

C. All insurance procured pursuant to these requirements shall be written by insurers that are admitted carriers in the state of California with a Best's rating of no less than A:VIII.

D. All insurance policies shall provide that the insurance coverage shall not be non-renewed, canceled, reduced, or otherwise modified (except through the addition of additional insureds to the policy) by the insurance carrier without the insurance carrier giving AGENCY thirty (30) days' prior written notice thereof. Any such thirty (30) day notice shall be submitted to AGENCY via certified mail, return receipt requested, addressed to "Risk Manager," AGENCY of Montebello, 1600 West Beverly Boulevard, Montebello, California, 90640. CONTRACTOR agrees that it will not cancel, reduce or otherwise modify said insurance coverage. In the event

the policy is cancelled for non-payment of premium, CONTRACTOR shall give ten (10) days' prior written notice to the AGENCY.

E. CONTRACTOR shall submit to AGENCY (i) insurance certificates indicating compliance with the minimum worker's compensation insurance requirements above, and (ii) insurance policy endorsements indicating compliance with all other minimum insurance requirements above, not less than one (1) day prior to beginning of performance under this Agreement. Endorsements shall be executed on AGENCY's appropriate standard forms entitled "Additional Insured Endorsement".

F. The CONTRACTOR's insurance shall be primary as respects the AGENCY, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the AGENCY, its officers, officials, employees and volunteers shall be excess of the CONTRACTOR's insurance and shall not contribute with it.

G. CONTRACTOR agrees that if it does not keep the aforesaid insurance in full force and effect, and such insurance is available at a reasonable cost, AGENCY may take out the necessary insurance and pay the premium thereon, and the repayment thereof shall be deemed an obligation of CONTRACTOR and the cost of such insurance may be deducted, at the option of AGENCY, from payments due CONTRACTOR.

ARTICLE XII. Authorization by CONTRACTOR

CONTRACTOR affirms that the signatures, titles, and seals set forth hereinafter in execution of this Contract Agreement represent all duly authorized individuals, firm members, partners, joint ventures, and/or corporate officers having principal interest herein.

ARTICLE XIII. Termination

In the event that either Party hereto fails or refuses to perform any of the provisions of this Agreement at the time and in the manner required, the non-defaulting party shall give the defaulting party written notice of the default, the nature of the default, and of the steps necessary to cure the default.

For any breach deemed by the non-defaulting party to constitute a material breach, the defaulting party is required to cure the breach within five (5) calendar days upon receipt of written notice. For any breach deemed by the non-defaulting party to constitute a non-material breach, the defaulting party is obligated to cure such breach within ten (10) calendar days upon receipt of written notice. However, if the nature of the non-material breach requires more than ten (10) days to cure, the defaulting party shall have thirty (30) days to diligently pursue and complete a cure.

In addition to any other available legal or equitable rights or remedies, if the default is not cured within the time periods described above, (1) the AGENCY may demand forfeiture of the CONTRACTOR's performance bond by giving written notice thereof to the CONTRACTOR, and/or (2) the non-defaulting party may terminate this Agreement by giving written notice thereof to the defaulting party, setting forth the effective date thereof.

The AGENCY shall have the option, at its sole discretion and without cause, of terminating this Agreement in whole, or in part, by giving ten (10) business days' written notice to

CONTRACTOR. Upon the termination of this Agreement as provided herein, the AGENCY shall provide to CONTRACTOR the part of Compensation which would otherwise be payable to CONTRACTOR for services CONTRACTOR had completed as of the date of termination, less the amount of all previous payment with respect to the Compensation. Further, upon such a termination for convenience by AGENCY, the Parties agree that CONTRACTOR shall be reimbursed for any "non-refundable" costs that CONTRACTOR has incurred for its services under this Agreement, provided that: (1) such "non-refundable" costs were incurred by the CONTRACTOR prior to the date of termination, and (2) that CONTRACTOR provides the AGENCY with adequate proof that CONTRACTOR incurred the costs, and is unable to be seek a refund for such costs. Such "non-refundable" costs may include, but are not limited to, travel reservations incurred by CONTRACTOR for its performance of services under this Agreement. CONTRACTOR agrees to cease all work under this Agreement on or before the effective date of any notice of termination.

With the exception of the covenants contained in Articles VII (Confidentiality), IX (Indemnification), and XIV (Dispute Resolution and Legal Remedies), this Agreement shall expire upon full payment of the Compensation by the AGENCY to CONTRACTOR.

ARTICLE XIV. Dispute Resolution and Legal Remedies

Disputes regarding the interpretation or application of any provision(s) of this Agreement shall, to the extent reasonably feasible, be resolved through good faith negotiations between the Parties. If any action at law or in equity is brought to enforce this Agreement or because of alleged dispute, breach, default or misrepresentation in connection with the provisions of this Agreement, the prevailing party in such action shall be entitled to reasonable attorney's fees, costs and necessary disbursements incurred in that action or proceeding, in addition to such other relief as may be sought and awarded. The venue for any litigation shall be Los Angeles County, California. The Parties agree that the covenants contained in this Article shall survive the expiration or termination of this Agreement.

ARTICLE XV. Subcontract, Assignment or Delegation

CONTRACTOR shall not subcontract, delegate or assign its duties or rights hereunder, either in whole or in part, without the prior written consent of AGENCY. Any proposed subcontract, delegation, or assignment shall provide a description of the services to be covered, identification of the proposed sub-contractor, delegee, or assignee, and an explanation of why and how the same was selected, including the degree of competition involved.

Any subcontract, delegation or assignment shall be made in the name of CONTRACTOR and shall not bind or purport to bind AGENCY and shall not release CONTRACTOR from any obligations under this Agreement including, but not limited to, the duty to properly supervise and coordinate the work of employees, assignees, delegees or sub-contractors. No such subcontract, delegation or assignment shall result in any increase in the amount of total compensation payable to CONTRACTOR under the Agreement.

ARTICLE XVI. Non-discrimination and Equal Opportunity Employer

In the performance of this Agreement, CONTRACTOR shall not discriminate against any employee, sub-contractor, or applicant for employment because of race, color, creed, religion, sex, marital status, national origin, ancestry, age, physical or mental handicap, mental condition or sexual orientation. CONTRACTOR will take affirmative action to ensure that sub-contractor

and applicants are employed, and that employees are treated during employment, without regard to their race, color, creed, religion, sex, marital status, national origin, ancestry, age, physical or mental handicap, medical condition or sexual orientation.

ARTICLE XVII. Conflict of Interest

CONTRACTOR covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which may be affected by the services to be performed by CONTRACTOR under this Agreement, or which would conflict in any manner with the performance of its services hereunder. CONTRACTOR further covenants that, in performance of this Agreement, no person having any such interest shall be employed by it. Furthermore, CONTRACTOR shall avoid the appearance of having any interest that would conflict in any manner with the performance of its services pursuant to this Agreement.

CONTRACTOR covenants not to give or receive any compensation, monetary or otherwise, to or from the ultimate vendor(s) of services to AGENCY as a result of the performance of this Agreement, or the services that may be procured by the AGENCY as a result of the recommendations made by CONTRACTOR. CONTRACTOR's covenant under this section shall survive the termination of this Agreement.

ARTICLE XVIII. Notices

All notices, demands, requests or approvals to be given under this Agreement shall be given in writing and conclusively shall be deemed served when delivered personally or on the second business day after the deposit thereof in the United States mail, postage prepaid, registered or certified, addressed as hereinafter provided. All notices, demands, requests, or approvals hereunder shall be given to the following addresses or such other addresses as the Parties may designate by written notice:

To AGENCY:

City of Montebello
Transportation Department
400 S. Taylor Ave.
Montebello, CA 90640
(323) 558-1625

To CONTRACTOR:

U.S. Security Associates, Inc.
Leo Flury Jr.
WCBU President
5900 S. Eastern Avenue
Commerce, CA 90040
(323) 303-3590

ARTICLE XIX. Severability

If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provision(s) nevertheless will continue in full force and effect without being impaired or invalidated in any way.

ARTICLE XX. Governing Law

This Agreement shall be construed in accordance with and governed by the laws of the State of California.

ARTICLE XXI. Entire Agreement; No Waiver

This Agreement and the aforementioned Contract Documents shall constitute the Entire Agreement by the Parties, and supersedes all prior proposals, agreements, and understandings between the Parties and may not be modified or terminated orally. The waiver by the AGENCY of any breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition or of any subsequent breach of the same or any other term, covenant or condition herein contained. No attempted waiver of any of the provisions herein, nor any change, amendment or modification to this Agreement shall be effective unless in writing and signed by the party against whom the same is sought to be enforced.

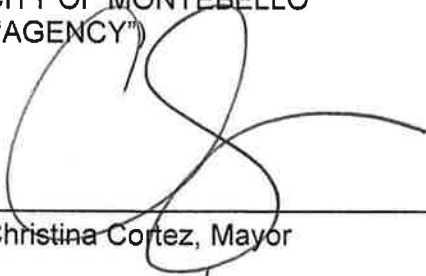
ARTICLE XXII. Effective Date

Unless otherwise specified herein, this Agreement shall become effective as of the date in which the last of the Parties, whether AGENCY or CONTRACTOR, executes this Agreement. This Agreement may be signed in counterparts, each of which shall constitute an original, and which collectively shall constitute one instrument.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF the Parties enter into this Agreement as of the Effective Date set forth above.

CITY OF MONTEBELLO
("AGENCY")

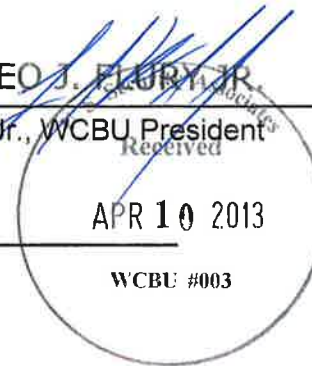


Christina Cortez, Mayor

Date: 4/18/13

U.S. SECURITY ASSOCIATES, INC.
("CONTRACTOR")

LEO J. FLURY JR.
Leo Flury Jr., WCBU President



Date: _____

WCBU #003

ATTEST:



Daniel Hernandez, City Clerk

APPROVED AS TO FORM:



Arnold M. Alvarez-Glasman, City Attorney



FIRST AMENDMENT TO CITY OF MONTEBELLO CONTRACT AGREEMENT NO. 2836 FOR MONTEBELLO/COMMERCE METROLINK SECURITY SERVICES

This First Amendment to the Contract Agreement No. 2836 for the Montebello/Commerce Metrolink Security Services ("**First Amendment**") is made and entered into as of 10th day of May, 2018, by and among the City of Montebello, a municipal corporation duly organized and existing under the law of the State of California, ("**Agency**") and U.S. Security Associates, Inc., a corporation duly organized and existing under the law of the State of California, ("**Contractor**"). Agency and Contractor are sometimes hereinafter referred to collectively as the "Parties."

RECITALS

WHEREAS, Agency and Contractor are parties to that certain Contract Agreement No. 2836 for Montebello/Commerce Metrolink Security Services, dated on or about April 18, 2013 ("**Agreement**"), pursuant to which Agency contracted with Contractor to provide services as defined in the Agreement; and

WHEREAS, Article XXI, "Entire Agreement; No Waiver" of the Agreement allows for amendments to the Agreement by a writing executed by the parties; and

WHEREAS, the Parties each being mutually satisfied with the other's performance thereof, desire to extend the term of the Agreement for an additional two (2) years and maintain three (3) additional one (1) year optional renewals on the terms and conditions set forth herein.

NOW, THEREFORE, based upon the foregoing recitals, which the Parties agree are true and correct, and for good and adequate consideration the receipt and adequacy of which is acknowledged by the Parties, the Parties agree as follows:

AMENDMENT

SECTION 1: EXTENSION OF TERM. The term of the Agreement, as defined in Article III "Compensation; Term," is hereby extended by two (2) years, plus three (3) additional one (1) year optional renewal terms, each of which may be exercised by the mutual written consent of the Parties; provided that the term may be earlier terminated by the Parties as described in the Agreement.

SECTION 2: INCORPORATION OF REMAINING TERMS. Other than as expressly modified in this First Amendment with respect to the term of the Agreement, all remaining terms, conditions, and provisions of the Agreement, and the entirety thereof, shall remain in full force and effect, and is incorporated fully herein by this reference.

IN WITNESS WHEREOF, the Parties have executed this First Amendment to the Contract Agreement No. 2836 for Montebello/Commerce Metrolink Security Services as of the day and year first above written.

CITY OF MONTEBELLO

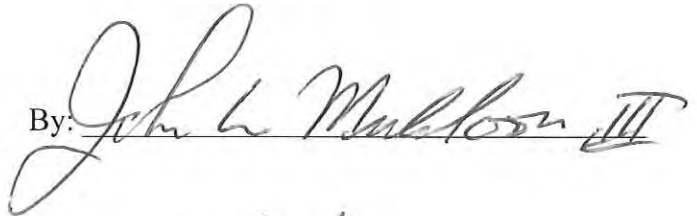
"CONTRACTOR"

U.S. Security Services, Inc., a California
corporation

By: 

Andrew G. Pasmant, Acting City Manager

Date: 5/17/18

By: 

John L. Mulholland III

Date: 6/5/18

ATTEST



Irma Barajas, City Clerk

APPROVED AS TO FORM:



Arnold-Alvarez Glasman, City Attorney



**ADDENDUM TO SERVICE AGREEMENT
FOR CITY OF MONTEBELLO**

ADDENDUM TO SECURITY SERVICES AGREEMENT

THIS ADDENDUM modifies that certain Security Services Agreement, by and between City of Montebello ("Client") and U.S. Security Associates, Inc. ("Contractor"), dated March 13th, 2013 (the "Agreement").

The parties hereby agree to the below additional hours and rate increase. All other terms and conditions of the Agreement remain in force **IN WITNESS WHEREOF**, the parties have each caused this Amendment to be signed and delivered by its duly authorized representative.

US SECURITY ASSOCIATES, CITY OF MONTEBELLO

PROPOSED WAGE AND BILL RATES					
Officer	Hours per Week	Old Bill Rate	New Bill Rate	Holiday/OT Bill Rate	Weekly Amount
Security Officer	168	\$14.56	\$16.87	25.31	\$2,834.16
Current Annual Billing	\$127,196.16			New Annual Billing	\$147,376.32

CLIENT

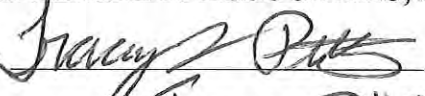
By: 

Printed Name: Andrew G. Pasmanant

Title: Acting City Manager

Date: 6/6/2018

U.S. SECURITY ASSOCIATES, INC.

By: 

Printed Name: Tracey Pitts

Title: Branch Manager

Date: 6/21/18

**SECOND AMENDMENT TO AGREEMENT NO. 2836
BETWEEN THE CITY OF MONTEBELLO AND
ALLIED UNIVERSAL SERCURITY SERVICES
FOR MONTEBELLO/COMMERCE METROLINK SECURITY SERVICES**

This Second Amendment to Contract Agreement No. 2836 for the Montebello/Commerce Metrolink Security Services ("**Second Amendment**") is made and entered into as of the 8th day of April, 2020, by and among the City of Montebello, a municipal corporation duly organized and existing under the law of the State of California ("**Agency**"), and Allied Universal Security Services (formerly U.S. Security Associates, Inc.), a corporation duly organized and existing under the law of the State of California, ("**Contractor**"). Agency and Contractor are sometimes hereinafter referred to collectively as the "Parties."

RECITALS

WHEREAS, Agency and Contractor are Parties to that certain Contract Agreement No. 2836 for Montebello/Commerce Metrolink Security Services with an "Effective Date" of March 13, 2013 ("Agreement"), pursuant to which Agency contracted with Contractor to provide services as defined in the Agreement; and

WHEREAS, Article XXI ("Entire Agreement; No Waiver") of the Agreement allows for amendments to the Agreement by a writing executed by the Parties; and

WHEREAS, per Article III ("Compensation; Term") the Agreement commenced on the Effective Date and was valid for three (3) years from the Effective Date with two (2), one-year (1-year) options and right to further extend the Agreement upon mutual consent of the Parties; and

WHEREAS, after exercising such options, the Parties decided to extend the Agreement further on or about May 18, 2018, for an additional two (2) years plus three (3), one-year (1-year) options memorialized in that certain "First Amendment," attached hereto as Exhibit "B"; and

WHEREAS, the Parties each being mutually satisfied with the other's performance thereof, desire to exercise one of the one-year (1-year) options as authorized in the First Amendment on the conditions set forth in the Agreement and as otherwise provided herein; and

WHEREAS, by exercising the option to extend the Agreement by an additional year, an amendment to the compensation and scope of work is required.

NOW, THEREFORE, based upon the foregoing recitals, which the Parties agree are true and correct, and for good and adequate consideration the receipt and adequacy of which is acknowledged by the Parties, the Parties agree as follows:

AMENDMENT

SECTION 1: EXTENSION OF TERM. Through this **Second Amendment**, the Parties hereto agree to extend the term of Agreement from May 1, 2020 to April 30, 2021 (“Second Extension”), as authorized under Article III of the Agreement.

SECTION 2: AMENDMENT TO COMPENSATION. Through this **Second Amendment**, the Parties hereto agree to amend the compensation due under the Agreement Article III (“Compensation: Term”) for the purposes of incorporating costs associated with the **Second Extension**. The agreed-upon compensation for the **Second Extension** shall not exceed **one hundred forty-two thousand six hundred and eighteen dollars and fifty-eight cents** (\$142,618.58). Such sum shall include all amounts payable to **Contractor** for its subcontracts, leases, materials, and cost arising from, or due to termination of the Agreement. **Agency** shall pay **Contractor** upon thirty (30) days of receipt of invoice and full acceptance of product and services by the **Agency**. Said compensation of the **Second Extension** shall cover all expenses, losses, damages, and consequences arising out of the nature of work during its progress or prior to its acceptance including those for well and faithfully completing the work and the whole thereof in the manner of time specified in the aforesaid Agreement; and also include those arising from actions of the elements, unforeseen difficulties or obstructions encountered in the prosecution of the work, suspension or discontinuance of the work, and all other unknowns or risk of any description connected with the work.

SECTION 3: AMENDMENT TO THE SCOPE OF WORK. Through this **Second Amendment**, the Parties hereto also agree to replace the Scope of Work previously made part of the Request For Proposal (RFP) No. 12-28 with the “Revised Statement of Work” (Exhibit “A”) attached hereto and made part of this **Second Amendment**.

SECTION 4: INCORPORATION OF REMAINING TERMS. Other than as expressly modified in this Second Amendment with respect to the term of the Agreement, all remaining terms, conditions, and provisions of the Agreement, and the entirety thereof, shall remain in full force and effect, and is incorporated fully herein by this reference.

IN WITNESS WHEREOF, the Parties have executed this **Second Amendment** to the Contract Agreement No. 2836 for Montebello/Commerce Metrolink Security Services as of the day and year first above written.

[SIGNATURES ON NEXT PAGE]

CITY OF MONTEBELLO

("AGENCY")


René Bobadilla, City Manager

Date: 4/16/2020

Allied Universal Security Services.

("CONTRACTOR")


Steve Nsaif, General Manager

Date: 04/14/2020

ATTEST:


Irma Barajas, City Clerk

APPROVED AS TO FORM:


Arnold M. Alvarez-Glasman, City Attorney

PROJECT OVERVIEW

BACKGROUND

The Montebello/Commerce Metrolink Station and Transit Center have been in operation at 2000 W. Flotilla Street, in Montebello since September 8, 1997. The station consists of a park-and-ride lot with a capacity of approximately 300 vehicles, two platforms for the loading and unloading of passengers, a sound wall on the north side of the tracks, a plaza area with fountain, ticket vending machine, and other elements associated with the station. The Transit Center has the ability to handle 8 to 10 buses, and will be used by Montebello Bus Lines, Commerce Bus Lines, and MTA, for passenger loading and unloading. Security of passengers, the equipment, and the station property is very important to the City. The station and transit center have a video surveillance system. However, the City intends to provide security at the station and transit center through unarmed security guards 18hrs daily between 6 a.m. and 12 a.m.

REVISED STATEMENT OF WORK

All of the following required work will be done (where applicable) between the hours of 6 a.m. and 12 a.m. (18 hours daily):

1. Provide well trained and qualified unarmed security personnel to secure and protect the Metrolink Station and Transit Center against fire, theft, accidents, safety hazards, damages, and trespass.
2. Open/Close security gate to Park-and-Ride lot as needed.
3. Patrol Metrolink station (including platforms), Transit Center, and Park-and-Ride lot on a continuous basis.
4. Observe any criminal activity, fire, threat to property or person, problem, unusual incident or hazardous condition at the station or Transit Center; promptly report and take appropriate action. If necessary, notify the Montebello Police Department or other emergency personnel immediately.
5. Be present on the platform prior to the arrival of each Metrolink train until the departure of the train.
6. Warn people about crossing the tracks except at designated crosswalks at the ends of the platforms.
7. Assist with the collection of passenger boarding/alighting data when required.
8. Maintain professional and personable demeanor at all times while on duty – including but not limited to, demonstrating discipline, integrity, accountability, and excellent appearance.
9. Require contractor personnel to enforce Owner's and Contractor's security policies, procedures and orders.
10. Participate in a future ambassador/security guard pilot program if the station is selected for the program.
11. Provide assistance to passengers when requested.
12. Other assignments as may arise from time to time and agreed upon by both parties in writing.

FIRST AMENDMENT TO CITY OF MONTEBELLO CONTRACT AGREEMENT NO. 2836 FOR MONTEBELLO/COMMERCE METROLINK SECURITY SERVICES

This First Amendment to the Contract Agreement No. 2836 for the Montebello/Commerce Metrolink Security Services ("**First Amendment**") is made and entered into as of 10th day of May, 2018, by and among the City of Montebello, a municipal corporation duly organized and existing under the law of the State of California, ("**Agency**") and U.S. Security Associates, Inc., a corporation duly organized and existing under the law of the State of California, ("**Contractor**"). Agency and Contractor are sometimes hereinafter referred to collectively as the "Parties."

RECITALS

WHEREAS, Agency and Contractor are parties to that certain Contract Agreement No. 2836 for Montebello/Commerce Metrolink Security Services, dated on or about April 18, 2013 ("**Agreement**"), pursuant to which Agency contracted with Contractor to provide services as defined in the Agreement; and

WHEREAS, Article XXI, "Entire Agreement; No Waiver" of the Agreement allows for amendments to the Agreement by a writing executed by the parties; and

WHEREAS, the Parties each being mutually satisfied with the other's performance thereof, desire to extend the term of the Agreement for an additional two (2) years and maintain three (3) additional one (1) year optional renewals on the terms and conditions set forth herein.

NOW, THEREFORE, based upon the foregoing recitals, which the Parties agree are true and correct, and for good and adequate consideration the receipt and adequacy of which is acknowledged by the Parties, the Parties agree as follows:

AMENDMENT

SECTION 1: EXTENSION OF TERM. The term of the Agreement, as defined in Article III "Compensation; Term," is hereby extended by two (2) years, plus three (3) additional one (1) year optional renewal terms, each of which may be exercised by the mutual written consent of the Parties; provided that the term may be earlier terminated by the Parties as described in the Agreement.

SECTION 2: INCORPORATION OF REMAINING TERMS. Other than as expressly modified in this First Amendment with respect to the term of the Agreement, all remaining terms, conditions, and provisions of the Agreement, and the entirety thereof, shall remain in full force and effect, and is incorporated fully herein by this reference.

IN WITNESS WHEREOF, the Parties have executed this First Amendment to the Contract Agreement No. 2836 for Montebello/Commerce Metrolink Security Services as of the day and year first above written.

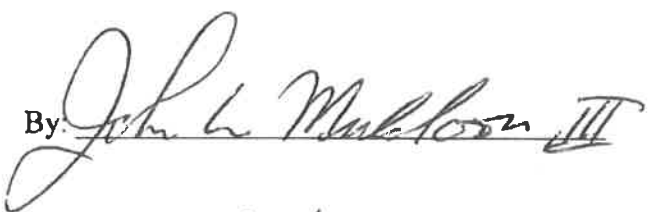
CITY OF MONTEBELLO

"CONTRACTOR"

U.S. Security Services, Inc., a California
corporation

By: 
Andrew G. Pasmant, Acting City Manager

Date: 5/17/18

By: 

Date: 6/5/18

ATTEST


Irma Barajas, City Clerk

APPROVED AS TO FORM:


Arnold-Alvarez Glasman, City Attorney

SECURITY BUDGET

CITY OF MONTEBELLO

1600 W Beverly Blvd
Montebello, CA 90640

1. **REQUIREMENT:** Provide unarmed, uniformed professional security officers who are capable of exercising good judgment, will be highly visible at all times, deter crime, and perform other duties as outlined by the client.

2. SCHEDULE:

SHIFT	FRI	SAT	SUN	MON	TUE	WED	THUR
0600-1500	1 SP	1 SP	1 SP	1 SP	1 SP	1 SP	1 SP
1500 - 0000	1 SP	1 SP	1 SP	1 SP	1 SP	1 SP	1 SP

3. BUDGET ESTIMATE:

FIRST PERIOD: May 1st, 2020 through December 31st, 2020				
STAFF POSITION	WEEKLY HOURS	BILL RATE	HOLIDAY & OT RATE	TOTAL FOR THIS PERIOD
Security Professional	112	\$19.31	\$28.96	\$76,447.80
Security Professional OT	14	\$28.96	\$28.96	\$14,189.18
HELIAUS Device (Cellphone & Reporting software) @ \$199/MO				\$1,592.00
Sub Total (Labor)	126			\$92,228.98

WAGE RATE
\$13.50
\$13.50*

SECOND PERIOD: January 1st, 2021 through April 30th, 2021				
STAFF POSITION	WEEKLY HOURS	BILL RATE	HOLIDAY & OT RATE	TOTAL FOR THIS PERIOD
Security Professional	112	\$21.60	\$32.40	\$41,817.60
Security Professional OT	14	\$32.40	\$32.40	\$7,776.00
HELIAUS Device (Cellphone & Reporting software) @ \$199/MO				\$796.00
Grand Total	126			\$50,389.60

WAGE RATE
\$15.00
\$15.00*

TOTAL CONTRACT PERIOD: May 1st, 2020 - April 30th, 2021	
ITEM	TOTAL CONTRACT VALUE
Labor	\$140,230.58
HELIAUS Device (Cellphone & Reporting software)	\$2,388.00
Grand Total	\$142,618.58

NOTES:

- Holiday rates are factored in the total estimations above.
- Additional requests beyond the scope of work above for temporary or adhoc coverage will be billed at an agreed upon hourly rate that is not less than the OT rate until permanently added to the scope of work.

4. **HOLIDAYS:** Allied Universal recognizes the following holidays. Security officers working on these days will be paid time and one-half. Client will be billed at the overtime rate/holiday rate for those days. These are already projected in the above estimates.

New Years Day
Independence Day

President's Day
Labor Day

Memorial Day
Thanksgiving Day

Christmas Day



CITY OF MONTEBELLO

AMENDMENT NO. 3 TO CONTRACT AGREEMENT NO. 2836 WITH ALLIED UNIVERSAL SECURITY SERVICES

This Amendment No. 3 to Contract Agreement No. 2836 for the Montebello/Commerce Metrolink Security Services ("**Amendment No. 3**") is made and entered into this 14th day of April, 2021, by and between the City of Montebello, a municipal corporation duly organized and existing under the law of the State of California ("**Agency**"), and Allied Universal Security Services (formerly U.S. Security Associates, Inc.), a corporation duly organized and existing under the law of the State of California, ("**Contractor**"). Agency and Contractor are sometimes hereinafter referred to collectively as the "Parties."

RECITALS

WHEREAS, **Agency** and **Contractor** are Parties to that certain Contract Agreement No. 2836 for Montebello/Commerce Metrolink Security Services with an "Effective Date" of March 13, 2013 ("Agreement"), pursuant to which **Agency** contracted with **Contractor** to provide services as defined in the Agreement; and

WHEREAS, Article XXI ("Entire Agreement; No Waiver") of the Agreement allows for amendments to the Agreement by a writing executed by the Parties; and

WHEREAS, on or about April 8, 2020, the Parties executed a "Second Amendment" exercising an option to extend the Agreement from May 1, 2020 to April 30, 2021; and

WHEREAS, the Parties each being mutually satisfied with the other's performance thereof, desire to amend the Agreement once more to extend the Agreement for one (1) additional year on the conditions set forth in the Agreement and as otherwise provided herein; and

WHEREAS, by exercising the option to extend the Agreement by an additional year, an amendment to the compensation and scope of work is also required.

NOW, THEREFORE, based upon the foregoing recitals, which the Parties agree are true and correct, and for good and adequate consideration the receipt and adequacy of which is acknowledged by the Parties, the Parties agree as follows:

AMENDMENT

SECTION 1: EXTENSION OF TERM. Through this **Amendment No. 3**, the Parties hereto agree to extend the term of Agreement from May 1, 2021 to April 30, 2022 ("Third Extension").

AMENDMENT NO. 3 TO AGREEMENT NO. 2836

Page 2 of 4

SECTION 2: AMENDMENT TO COMPENSATION. Through this **Amendment No. 3**, the Parties hereto agree to amend the compensation the purposes of incorporating costs associated with this **Third Extension** as follows:

*"The agreed-upon compensation for **Amendment No. 3** shall not exceed **One Hundred Thirty-Two Thousand Eight Hundred and Thirty-Nine Dollars and 20/100 Cents** (\$132,839.20). Such sum shall include all amounts payable to **Contractor** for its subcontracts, leases, materials, and cost arising from, or due to termination of the Agreement. **Agency** shall pay **Contractor** upon thirty (30) days of receipt of invoice and full acceptance of product and services by the **Agency**. Said compensation of **Amendment No. 3** shall cover all expenses, losses, damages, and consequences arising out of the nature of work during its progress or prior to its acceptance including those for well and faithfully completing the work and the whole thereof in the manner of time specified in the aforesaid Agreement; and also include those arising from actions of the elements, unforeseen difficulties or obstructions encountered in the prosecution of the work, suspension or discontinuance of the work, and all other unknowns or risk of any description connected with the work."*

SECTION 3: AMENDMENT TO THE SCOPE OF WORK. Through this **Amendment No. 3**, the Parties hereto also agree to replace the Scope of Work previously made part of the Agreement under the Second Amendment with the "Revised Statement of Work – Amendment No. 3" (Exhibit "A") attached hereto and made part of this **Amendment No 3**.

SECTION 4: INCORPORATION OF REMAINING TERMS. Other than as expressly modified in this Amendment No. 3 with respect to the term of the Agreement, all remaining terms, conditions, and provisions of the Agreement, and the entirety thereof, shall remain in full force and effect, and is incorporated fully herein by this reference.

IN WITNESS WHEREOF, the Parties have executed this **Amendment No. 3** to the Contract Agreement No. 2836 for Montebello/Commerce Metrolink Security Services as of the day and year first above written.

[SIGNATURES ON NEXT PAGE]

AMENDMENT NO. 3 TO AGREEMENT NO. 2836

Page 3 of 4

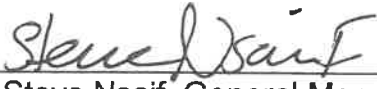
("AGENCY")

CITY OF MONTEBELLO

("CONTRACTOR")

Allied Universal Security Services

By: 
René Bobadilla, City Manager

By: 
Steve Nsaif, General Manager

ATTEST:

By: 
Christopher Jimenez, City Clerk

APPROVED AS TO FORM:

By: 
Arnold M. Álvarez-Glasman, City Attorney

Exhibit "A"

PROJECT OVERVIEW

BACKGROUND

The Montebello/Commerce Metrolink Station (Station) and Transit Center located at 2000 W. Flotilla Street is owned and operated by the City of Montebello (City). The Station consists of a park-and-ride lot with the capacity to accommodate 300 vehicles, two platforms for the loading and unloading of passengers, a sound wall on the north side of the tracks, a plaza area with fountain, ticket vending machine, and other elements associated with the Station. The Transit Center has the ability to accommodate 8 to 10 buses and will be used by Montebello Bus Lines, Commerce Municipal Bus Lines, and METRO, for passenger loading and unloading. The security of passengers, equipment, and the Station property is of utmost importance to the City. The Station and Transit Center have a 24-hour video surveillance system deployed to monitor the property. However, the City intends to provide physical security at the Station and Transit Center through unarmed security guards, daily from 6 a.m. to 11 p.m.

REVISED STATEMENT OF WORK

The following required work will be conducted (where applicable) seven days per week between the hours of 6 a.m. and 11 p.m. (17-hours):

1. Provide well trained and qualified unarmed security personnel to secure and protect the Station and Transit Center against fire, theft, accidents, safety hazards, damages, and trespass.
2. Open/Close security gate to park-and-ride lot as needed.
3. Patrol the Station (including platforms), Transit Center, and park-and-ride lot on a continuous basis.
4. Observe any criminal activity, fire, threat to property or person, problem, unusual incident or hazardous condition at the Station or Transit Center; promptly report and take appropriate action. If necessary, notify the Montebello Police Department or other emergency personnel immediately.
5. Be present on the platform prior to the arrival of each Metrolink train until the departure of the train.
6. Warn passengers about crossing the tracks except at designated crosswalks at the end of each platform.
7. Assist with the collection of passenger boarding/alighting data when required.
8. Maintain professional and personable demeanor at all times while on duty – including but not limited to, demonstrating discipline, integrity, accountability, and excellent appearance.
9. Require contractor personnel to enforce Owner's and Contractor's security policies, procedures and orders.
10. Provide assistance to passengers when requested.
11. Other assignments as may arise from time to time and agreed upon by both parties in writing.

SECURITY BUDGET

CITY OF MONTEBELLO

1600 W Beverly Blvd

Montebello, CA 90640

1. **REQUIREMENT:** Provide unarmed, uniformed professional security officers who are capable of exercising good judgment, will be highly visible at all times, deter crime, and perform other duties as outlined by the client.

2. SCHEDULE:

SHIFT	FRI	SAT	SUN	MON	TUE	WED	THUR
0600-1430	1 SP	1 SP	1 SP	1 SP	1 SP	1 SP	1 SP
1430 - 2300	1 SP	1 SP	1 SP	1 SP	1 SP	1 SP	1 SP

3. BUDGET ESTIMATE:

FIRST PERIOD: May 1st, 2021 through December 31st, 2021				
STAFF POSITION	WEEKLY HOURS	BILL RATE	HOLIDAY & OT RATE	TOTAL FOR THIS PERIOD
Security Professional	112	\$21.60	\$32.40	\$85,536.00
HELIAUS Device (Cellphone & Reporting software) @ \$199/MO				\$1,592.00
Sub Total (Labor)	112			\$87,128.00

WAGE RATE
\$15.00

SECOND PERIOD: January 1st, 2022 through April 30th, 2022				
STAFF POSITION	WEEKLY HOURS	BILL RATE	HOLIDAY & OT RATE	TOTAL FOR THIS PERIOD
Security Professional	112	\$23.20	\$34.80	\$44,915.20
HELIAUS Device (Cellphone & Reporting software) @ \$199/MO				\$796.00
Grand Total	112			\$45,711.20

WAGE RATE
\$16.00

TOTAL CONTRACT PERIOD: May 1st, 2020 - April 30th, 2021	
ITEM	TOTAL CONTRACT VALUE
Labor	\$130,451.20
HELIAUS Device (Cellphone & Reporting software)	\$2,388.00
Grand Total	\$132,839.20

NOTES:

- 1) Holiday rates are factored in the total estimations above.
- 2) Additional requests beyond the scope of work above for temporary or adhoc coverage will be billed at an agreed upon hourly rate that is not less than the OT rate until permanently added to the scope of work.

4. **HOLIDAYS:** Allied Universal recognizes the following holidays. Security officers working on these days will be paid time and one-half. Client will be billed at the overtime rate/holiday rate for those days. These are already projected in the above estimates.

New Years Day
Independence Day

President's Day
Labor Day

Memorial Day
Thanksgiving Day

Christmas Day



ALLIED UNIVERSAL SECURITY SERVICES



CITY OF MONTEBELLO

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

FROM: René Bobadilla, P.E., City Manager

BY: Fernando Pelaez, Fire Chief
Angelica Palmeros, Deputy Director

SUBJECT: **Adopt Agreement No. 3930 between the City of Montebello and the San Gabriel Valley Regional Housing Trust (SGVRHT) to Develop and Operate the Emergency Non-Congregate Shelter Pilot Program (Operation Stay Safe)**

DATE: October 27, 2021

RECOMMENDATION (S):

It is recommended that the City Council:

- 1) Authorize the City Manager to enter into an Agreement between the City of Montebello and the San Gabriel Valley Regional Housing Trust (SGVRHT) to develop and operate emergency non-congregate shelter pilot program (Operation Stay Safe); and,
- 2) Amend the Fiscal Year 2021-22 budget by increasing appropriations by \$250,000 in expenditure Account No. 265-85-853-6040.95 (Grants, Fire, SGVRHT Operation Stay Safe, Other Professional Services) and \$250,000 in revenue Account No. 265-99-4198.99 (Grants, Miscellaneous Grants – SGVRHT Operation Stay Safe),
- 3) Take such additional, related, action that may be desirable.

FISCAL IMPACT

The City is entering into an agreement with San Gabriel Valley Regional Housing Trust (SGVRHT) to construct and assemble portable shelters (i.e., “Tiny Homes”) within the City of Montebello. SGVRHT (“Trust”) was formed to fund the planning and construction of housing of all types to serve homeless and low-income populations within the San

Adopt Agreement No. 3930 between the City of Montebello and the San Gabriel Valley Regional Housing Trust (SGVRHT) to Develop and Operate the Emergency Non-Congregate Shelter Pilot Program (Operation Stay Safe)

Page 2 of 6

Gabriel Valley. SGVRHT is providing the funding for the program, with the City providing a site for the Tiny Homes.

SGVRHT is procuring and pay directly for the delivery and assembly of 26 pallet shelters (i.e., Tiny Homes) as well as restroom, shower and laundry facilities. The Trust will also contract with and fund a service provider to operate the Tiny Home site. The Trust will also work closely with City staff to identify additional funding for the Tiny Home site program. The intent is to extend this program beyond the one-year pilot program term.

This program is being designed with operational and funding flexibility. While the Trust is paying directly for the Tiny Homes and the first year of operational costs – as well as additional items as outlined in the attached agreement (Attachment A) – there may be opportunities where the City can procure items that are more cost effective.

To that end, an appropriation of \$250,000 is necessary to allow for the procurement of goods and services directly by the City. City Council is being asked to amend the Fiscal Year 2021-22 budget by increasing appropriations by \$250,000 in Account No. 265-85-853-6040.95 (Grants, Fire, SGVRHT Operation Stay Safe, Other Professional Services) for potential expenditures and \$250,000 in Account No. 265-99-4198.99 (Grants, Miscellaneous Grants – SGVRHT Operation Stay Safe) to account for reimbursement. In the case that the City procures goods or services directly, SGVRHT will reimburse the City directly for those costs.

During the pilot program term, additional sources of funding will be sought in an effort to extend the Tiny Home project. Staff has worked with Trust staff to produce the estimated funding need of \$250,000. It is anticipated this appropriation will be sufficient for the pilot program year. Should the program continue beyond the initial term, Staff will return to the City Council with a request for additional funding and budget amendments as needed.

BACKGROUND

SGVRHT and San Gabriel Valley Council of Governments (SGVCOG) have developed a Tiny Home Bridge Housing Pilot Program (Program) to help cities meet the immediate needs of individuals experiencing homelessness – an integral part of Operation Stay Safe. As of the 2020 point in time count, there are 170 unhoused individuals in Montebello. In February 2021, the City submitted a Letter of Interest to explore participation in the Program.

Proposed site selection

The proposed Montebello Tiny Home site would be located at 2000 South Flotilla Street, Montebello – a municipal-owned property. If the project is approved by the City Council, the site will host 25 tiny home units which can house approximately 100 number of

Adopt Agreement No. 3930 between the City of Montebello and the San Gabriel Valley Regional Housing Trust (SGVRHT) to Develop and Operate the Emergency Non-Congregate Shelter Pilot Program (Operation Stay Safe)

Page 3 of 6

individuals at any one-time experiencing homelessness in Montebello. Participants will be selected through local street outreach and will be assigned a unit for the duration of their stay, avoiding the daily lines associated with traditional emergency shelters. The site will provide bridge housing while connecting clients to permanent housing. The site will have privacy fencing and secured entry for the benefit of participants and neighbors. Each Tiny Home unit provides a bed, shelves, overhead light, air conditioning/heat, electrical outlets, and a locking door.

Supportive Services and Participant Selection

The proposed site will provide wrap around services for participants including case management to connect participants to housing, health services, job training, and other supportive services to meet each participant's needs. Participants will be selected through direct street outreach efforts targeted to individuals 18 years and older and couples experiencing homelessness in the local community.

The supportive service provider will develop a housing plan for each participant to connect them to permanent housing options including affordable housing, permanent supportive housing, family reunification, and other available options. The goal length of stay at the Tiny Home site for each participant is 90 days or less. This will allow each unit at the site to serve multiple individuals during the Program's one-year pilot period. The site will also provide three (3) daily meals which will be prepared offsite and delivered ready to eat. Participants will be able to keep their pets in their units, which removes a common barrier to the acceptance of shelter.

Site Amenities

The tiny homes will provide each participant with privacy that is not available while unsheltered or in traditional congregate shelter settings. During site visits to existing tiny home sites, participants have shared the importance and sense of security associated with having a door with a lock. To encourage a community environment, other amenities including restrooms, showers and laundry. Outdoor communal dining space will be shared amongst participants.

The proposed site plan incorporates asphalt paint to create a colorful and welcoming environment and provide cooling relief from otherwise hot pavement. While the site is rectangular, the staggering of units and provision of landscaping visually breaks up the site, creates gathering spaces, and improves the site for future use after the termination of the Program. The site will include accessible path of travel and 20% of the units will be fully ADA accessible.

Adopt Agreement No. 3930 between the City of Montebello and the San Gabriel Valley Regional Housing Trust (SGVRHT) to Develop and Operate the Emergency Non-Congregate Shelter Pilot Program (Operation Stay Safe)

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Site Safety and Montebello Police Department Support

The proposed tiny home village would have 24/7 security operated by an experienced provider. The site will also provide 24/7 supportive service staff to address participant needs. Onsite staff will reduce the need for any interaction with the Montebello Police Department. However, if needed the Montebello Police Department will respond to any calls for service at the site and is also available to respond to calls for service for criminal activity by unhoused individuals reported by neighbors.

While being unhoused is not a crime, criminal acts committed by an unhoused individual will be reported and responded to by law enforcement as authorized by law. In accordance with best practice for harm reduction shared by existing bridge housing and tiny home sites, the proposed site would not allow any illicit or illegal substances or possessions on site.

Community Engagement

City staff provided various platforms to engage the community in an open informative dialogue as it related to homelessness in the City, and provided an overview of the current homeless initiative(s) that are being proposed for implementation, such as Operation Stay Safe (Tiny Homes) to address the need of short-term shelter or bridge housing to allow those impacted by homeless to enter into more stable housing programs and other supportive services. The City hosted two, formal, in-person community engagement meetings, in collaboration with SGVRHT and a representative from Los Angeles County Supervisor Hilda L. Solis' Office.

The two meetings were held at the proposed site located at 2000 South Flotilla Street. The first meeting occurred on Wednesday, August 18, 2021 from 5:30pm to 7:30pm with approximately 20 attendees. The second meeting occurred on Saturday, September 11, 2021 from 11:00am to 1:00pm with approximately 25 attendees. Each meeting included informational tables with enlarged color pictures of the proposed site and printed fact sheets and frequently asked questions. Meeting attendees were provided light refreshments and encouraged to take a look inside the sample tiny home on-site and ask staff questions about the Program.

Staff presentations at each meeting provided details on proposed services, safety measures, and how the site would look. The meetings also provided a Question and Answer section to address questions about the safety for nearby residents, if the site would increase the presence of individuals experiencing homelessness in the area, and how community organizations could volunteer. Attendees were also provided copies of detailed information in packet format about the project at the beginning of each meeting. At the conclusion of the meeting, City staff made themselves available to City residents for any additional questions.

Adopt Agreement No. 3930 between the City of Montebello and the San Gabriel Valley Regional Housing Trust (SGVRHT) to Develop and Operate the Emergency Non-Congregate Shelter Pilot Program (Operation Stay Safe)

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In addition, City staff meet with the Metrolink Community Outreach Division representative on Wednesday, September 8, 2021, and there were no immediate concerns regarding the development of the Tiny Homes site. On Monday, September 20, 2021 City staff meet with the property owner 2000 South Flotilla Street to explore issues related to adjacent shared fencing and further planning, such as privacy fencing and security. City staff will work closely with property owner, and no further issues were identified.

The City used its social media platforms to inform the public of the community engagement events starting on August 8, 2021. On Instagram the post reached approximately 2,000 people and on Facebook it reached approximately 8,000. The community engagement event was also advertised in the printed version of the City newsletter which reaches about 25,000 homes within the City. The post was reposted on August 8, 2021 to gain additional exposure and provide an additional forum to public comment. The City also added information about the project on its website at <https://www.cityofmontebello.com/headline-news/item/901-operation-stay-safe.html>

During this period, there were no identifiable concerns as it related to the implementation of the project. The community was engaged on social media, and no questions were received.

ANALYSIS

The City of Montebello is poised to successfully implement the Tiny Home Bridge Housing Pilot Program (Program) by entering into an Agreement, attached here in substantial form as Attachment A with SGVRHT. The Trust executed a substantially similar agreement with the City of Baldwin Park to develop 25 tiny homes and provide operational funding for a one-year pilot period. The Baldwin Park site will open in late-November.

The City of Montebello will benefit from best practices learned from Baldwin Park and existing tiny home sites in North Hollywood, Redondo Beach, and Riverside. The City is also uniquely qualified to integrate this program into its existing homeless services programs in collaboration with its Montebello Community Assistance Program (MCAP) team. The MCAP program is an example of the positive impact of innovative service models, and the Program is meant to provide an additional tool for the MCAP team and other local homeless service providers to offer housing to unhoused clients.

As part of the collaboration with the SGVCOG, the Tiny Homes structures will be purchased with funding from Los Angeles County's homeless funding measure approved by Los Angeles County voters in 2017. Once in possession, the City will own the 25 Tiny Homes for continued use, as deemed appropriate. The City plans to continue exploring long term solutions to address the impact of homelessness in our community, including transitional housing and permanent affordable housing.

Adopt Agreement No. 3930 between the City of Montebello and the San Gabriel Valley Regional Housing Trust (SGVRHT) to Develop and Operate the Emergency Non-Congregate Shelter Pilot Program (Operation Stay Safe)

Page 6 of 6

ENVIRONMENTAL

The action proposed herein is exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (b)(3), the "General Rule" provision of CEQA where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The approval of the proposed Ordinance would not have an impact on the environment.

SUMMARY

Staff recommends that the City Council authorize the City Manager to enter into an agreement (Attachment A) between the City of Montebello and the San Gabriel Valley Regional Housing Trust (SGVRHT) to develop and operate emergency non-congregate shelter pilot program.

In addition, the City Council is being asked to amend the FY 2021-22 budget by increasing appropriations by \$250,000 in Account Nos. 265-85-853-6040.95 (Grants, Fire, SGVRHT Operation Stay Safe, Other Professional Services) and \$250,000 in revenue Account No. 265-99-4198.99 (Grants, Miscellaneous Grants – SGVRHT Operation Stay Safe). While the Trust will be primarily and principally responsible (per the agreement) for procuring and purchasing the Tiny Homes as well as procuring operational services, there may be the need for the City to procure certain goods or services. If that should happen, SGVRHT would reimburse the City for those expenses. Therefore, the budget amendment is requested in an effort to streamline any needed purchases directly to the City so that the project can operate smoothly and efficiently.

ATTACHMENT(S):

- A. Attachment A – Agreement Between the SGVRHT and City of Montebello
- B. Attachment B – Community Engagement Documents

CITY OF MONTEBELLO

PROFESSIONAL SERVICES AGREEMENT NO. 3930 BETWEEN THE SAN GABRIEL VALLEY REGIONAL HOUSING TRUST AND THE CITY OF MONTEBELLO FOR TINY HOME BRIDGE HOUSING SITE

This agreement ("Agreement") is entered into by and between the City of Montebello, a California municipal corporation ("City"), and the San Gabriel Valley Regional Housing Trust, a California joint powers authority ("SGVRHT") as of October 27, 2021 ("Effective Date"). City and SGVRHT may be referred to herein collectively as the "Parties" or individually as a "Party."

RECITALS:

- A. SGVRHT was formed pursuant to Government Code § 6539.6 to fund the planning and construction of housing of all types to serve homeless and low-income populations within the San Gabriel Valley.
- B. SGVRHT members are cities within the San Gabriel Valley, including City.
- C. SGVRHT has secured Pallet Shelter, a licensed shelter contractor, to construct and assemble portable shelters ("Shelters") at sites within the San Gabriel Valley that provide bridge housing for persons experiencing homelessness (the "Program"). City seeks to participate in the Program by furnishing a suitable site for the Program.
- D. SGVRHT is providing funding for the Program and City is providing a site for the Program.
- E. SGVRHT will retain and be under contract with a service provider to identify eligible occupants, provide case management, oversee security, site maintenance, and meals which will be provided by other vendors to be retained by SGVRHT.
- F. SGVRHT and City will share the operational costs to operate the site as detailed in this Agreement.
- G. SGVRHT and City desire to set forth the terms of their collaborate effort to provide Shelters and associated services for persons experiencing homelessness.

AGREEMENT

The recitals are made a substantive part of this Agreement and the Parties further agree as follows:

I. TERM.

The term of this Agreement shall commence on the Effective Date and shall continue for one (1) year from the date the first Shelter is occupied on the site, which site is depicted and

PROFESSIONAL SERVICES AGREEMENT NO. 3930

Page 2 of 8

described in the draft site plan attached hereto as Exhibit "A" (the "Site"), and incorporated herein by this reference. The term of this Agreement may be extended by mutual written agreement of the Parties.

II. RESPONSIBILITIES OF THE PARTIES:

A. SGVRHT.

SGVRHT shall:

1. Designate a point-of-contact with name, title, and contact information who will serve as SGVRHT's representative during the term of this Agreement. If the point-of-contact is reassigned or no longer with SGVRHT, a new point-of-contact will be designated in writing within 14 calendar days.
2. Undertake and pay for procurement, delivery and assembly of 26 Pallet Shelters (25 for use as shelters and one security structure) and an office that measure, respectively, approximately 64 and 180 square feet.
3. Ensure that the Shelters have lighting, at least one standard electrical outlet, heating and cooling systems, be ADA-accessible, have locking doors, smoke alarms, made from noncombustible materials, have a life expectancy of at least 10 years and come with a 5-year warranty for any defects.
4. Subject to the prior approval and discretion of SGVCOG, reimburse City for its actual out-of-pocket cost of Site preparation.
5. Procure and deliver restroom, shower, and laundry facilities (collectively, "Facilities").
6. Assign any and all warranties to City (as owner) of the Shelters, office, and Facilities upon City's acceptance of possession and/or take all such reasonable actions to enforce all such warranties.
7. Coordinate with City and other applicable agencies to identify additional funding (non-SGVRHT or City funding) for the operational expenses.
8. Contract with and fund a service provider to operate the Site that will be responsible for identifying eligible occupants, providing case management, and overseeing Site security and maintenance, and meals.
9. Contract with and fund a security provider to provide 24/7 security at the Site and a meals provider to deliver three (3) meals daily.
10. Provide City with contact information for all providers of services to the Site.
11. Pay approved City invoices within 35 days of submittal.

B. City.

City shall:

1. Designate a point-of-contact with name, title, and contact information who will serve as City's representative during the term of this Agreement. If the point-of-contact is reassigned or no longer with City, a new point-of-contact will be designated in writing within 14 calendar days.
2. Provide a Site that is acceptable to SGVRHT and complete all Site preparation that is necessary for the Shelters to be placed on the Site, including electrical

hookups and accessible restroom and shower facilities for occupants of the Shelters and the office occupant. The Site shall be made available for the Program for a minimum of one (1) year from the Effective Date. The length of site operation for the Program may be extended by mutual written agreement of the Parties.

3. In consultation with SGVRHT, prepare a final Site plan which designates the location of the Shelters, the office, and the Facilities and have its point-of-contact on the Site to provide direction to SGVRHT's contractor as to placement of the Shelters, the office and the Facilities at the time same are delivered to the Site.
4. Upon delivery and assembly of the Shelters, the office and the Facilities to the Site and upon inspection thereof, City shall acknowledge in writing that it is taking possession and ownership of the Shelters, the office and the Facilities, thereby assuming all warranties for the Shelters, office and Facilities. City agrees to accept possession for the Shelters, the office and the Shelters, provided they meet the specifications previously approved by City.
5. Maintain the Shelters, the office, and the Facilities, including all necessary repairs, cleaning and maintenance (as further agreed upon in writing by the Parties at a later time), at the Site, during the term of this Agreement or any extensions hereof which City will perform by contract or by its own forces. During the term of this Agreement, placement of any of the Shelters, the office or the Facilities at a different site must be approved by SGVRHT in writing, which approval shall not be unreasonably withheld.
6. Provide operational funding for Site utilities including water, power, sewer, trash, and internet, Site insurance, and a contractor as set forth in paragraph II.5 above, if any.
7. Coordinate with SGVRHT and other applicable agencies to identify additional funding (non-SGVRHT or City funding) for the operational expenses.
8. Participate in check-in calls and/or meetings with SGVRHT and other agencies, as necessary.

III. PROGRAM MANAGEMENT:

A. Program Managers.

1. For the purposes of this AGREEMENT, SGVRHT designates the following individual as its Program Manager: Brielle Acevedo, Housing Trust Administrator, bacevedo@sgvrht.org
2. For the purposes of this AGREEMENT, City designates the following individual as its representative:
Angélica Palmeros
Deputy Director – City of Montebello
323-887-4547
apalmeros@cityofmontebello.com

PROFESSIONAL SERVICES AGREEMENT NO. 3930

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Either Party may change the designations set forth herein upon written notice to the other Party.

B. Site Operation; Conditions Precedent.

It is agreed by the Parties that there will be no occupants of the Site until any one of the following occurs:

- (i) A service provider is under contract to oversee operation of the Site and the City confirms with the SGVCOG in writing that the service provider retained by SGVCOG may commence services at the Site; or
- (ii) City decides to operate the Site with its own forces at its own cost and the Parties have executed a written amendment to this Agreement providing therefore.

The Parties will work collaboratively to develop a contract, including a scope of services, and rules regarding occupant conduct, under which the service provider will operate the Site.

IV. DEFAULT; REMEDIES:

- A. Default. A "Default" under this Agreement is defined as any one or more of the following: (i) failure of either Party to comply with the material terms and conditions contained in this Agreement; and/or (ii) failure of either Party to perform its obligations set forth herein satisfactorily or make sufficient progress towards completion of the Program.
- B. Remedies. In the event of a Default by either Party, the non-defaulting Party will provide a written notice of such Default and will have thirty (30) days to cure the Default. In the event that the defaulting Party fails to cure the Default, or commit to cure the Default and commence the same within such 30-day period and to the satisfaction of the non-defaulting Party, the non-defaulting Party may terminate this Agreement. Such termination shall be effective immediately upon the provision of written notice by the non-defaulting Party to the defaulting Party. In the event of a Default by either Party, the non-defaulting Party shall have the right to seek any and all remedies available at law or in equity.

In the event that the City does not maintain any of the Shelters and/or office on the Site, or an alternative site as agreed upon by the Parties for the period provided in this Agreement, SGVRHT may, in its absolute discretion, take possession of the Shelters and/or office and use them at another location.

V. INDEMNIFICATION:

- A. City agrees to defend, indemnify, and hold free and harmless the SGVRHT, its elected and appointed boards, officials, officers, agents, employees, members, and volunteers ("SGVRHT parties"), at City's sole expense, from and against any and

PROFESSIONAL SERVICES AGREEMENT NO. 3930

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all claims, actions, suits, including attorneys' fees, or other legal proceedings ("Claims") brought against SGVRHT parties arising solely out of or relating to the negligent or willful acts or omissions of City in connection with this Agreement;. SGVRHT shall have the right to accept or reject any legal representation City proposes to defend the SGVRHT parties and provide for its own defense at its cost. SGVRHT agrees to cooperate with City as may be reasonably necessary in settlement or defense of any such claim, judgment or proceeding.

- B. SGVRHT agrees to defend, indemnify, and hold free and harmless City, its elected officials, officers, agents, employees, and volunteers ("City parties"), at SGVRHT's sole expense, from and against any and all claims, actions, suits, or other legal proceedings brought against City parties relating to the negligent or willful acts or omissions of SGVRHT in connection with this Agreement. City shall have the right to accept or reject any legal representation SGVRHT proposes to defend the City parties and provide for its own defense at its cost. City agrees to cooperate with SGVRHT as may be reasonably necessary in settlement or defense of any such claim, judgment or proceeding.

VI. INSURANCE:

- A. City and SGVRHT shall maintain and keep in full force and effect during the term of this Agreement insurance or a program of self-insurance against claims for injuries to persons or damages to property which may arise in connection with City's or SGVRHT's performance of its obligations hereunder.

VII. OTHER TERMS AND CONDITIONS:

- A. Notices. All notices required or permitted to be given under this Agreement shall be in writing and shall be personally delivered, or sent by electronic mail or certified mail, postage prepaid and return receipt requested, addressed as follows:

To SGVRHT: Marisa Creter
Executive Director
1000 S. Fremont Avenue, Unit 42
Building A-10N, Suite 10-210
Alhambra, CA 91803
(626) 457-1800
mcreter@sgvrht.org

with a copy to: Brielle Acevedo,
Housing Trust Administrator
1000 S. Fremont Avenue, Unit 42
Building A-10N, Suite 10-210

PROFESSIONAL SERVICES AGREEMENT NO. 3930

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Alhambra, CA 91803
(626) 457-1800
bacevedo@sgvrht.org

To City: René Bobadilla, P.E.
City Manager-City of Montebello
1600 W. Beverly Blvd
Montebello, CA 90640
323-887-1397
rbobadilla@cityofmontebello.com

with a copy to: Arnold M. Alvarez-Glasman
City Attorney – City of Montebello
13181 Crossroads Pkwy North
Suite 400 – West Tower
City of Industry, CA 91746
aglasman@agclawfirm.com

- B. No Partnership. This Agreement is not intended to be, and shall not be construed as, an agreement to form a partnership, agency relationship, or a joint venture between the Parties. Except as otherwise specifically provided in the Agreement, neither Party shall be authorized to act as an agent of or otherwise to represent the other Party.
- C. Entire Agreement. This Agreement constitutes the entire understanding between the Parties with respect to the subject matter herein and supersedes any and all other prior writings and oral negotiations. This Agreement may be modified only in writing and signed by the Parties in interest at the time of such modification.
- D. Governing Law. This Agreement shall be governed by and construed under California law and any applicable federal law without giving effect to that body of laws pertaining to conflict of laws. In the event of any legal action to enforce or interpret this Agreement, the Parties hereto agree that the sole and exclusive venue shall be a court of competent jurisdiction located in Los Angeles County, California.
- E. Attorneys' Fees. In the event of a dispute between the Parties with respect to the terms and conditions of this Agreement, the prevailing Party shall be entitled to collect from the other its reasonable attorney's fees as established by the judge or arbitrator presiding over such dispute.
- F. Excusable Delays. Neither Party shall be considered in default in the performance of its obligations hereunder to the extent that the performance of any such obligation is prevented or delayed by unforeseen causes including acts of God, floods, earthquakes, fires, acts of a public enemy, pandemic, epidemic, and government acts beyond the control and without fault or negligence of the affected Party. Each Party hereto shall give notice promptly to the other of the nature and extent of any such

PROFESSIONAL SERVICES AGREEMENT NO. 3930

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circumstances claimed to delay, hinder, or prevent performance of any obligations under this Agreement.

- G. Waiver. Waiver by any Party to this Agreement of any term, condition, or covenant of this Agreement shall not constitute a waiver of any other term, condition, or covenant. No waiver of any provision of this Agreement shall be effective unless in writing and signed by a duly authorized representative of the Party against whom enforcement of a waiver is sought.
- H. Headings. The section headings contained in this Agreement are for convenience and identification only and shall not be deemed to limit or define the contents to which they relate.
- I. Assignment. Neither Party may assign its interest in this Agreement, or any part thereof, without the prior written consent of the other Party. Any assignment without consent shall be void and unenforceable.
- J. Severability. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall nevertheless continue in full force without being impaired or invalidated in any way.
- K. Authority to Execute. The person executing this Agreement on behalf of a Party warrant that they are duly authorized to execute this Agreement on behalf of said Party, and that by doing so said Party is formally bound to the provisions of this Agreement.
- L. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.
- M. Electronic Signatures. This Agreement may be executed with electronic signatures in accordance with Government Code Section 16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

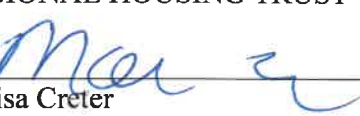
IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the day and year first above written.

FOR THE CITY OF MONTEBELLO:

By: 
René Bobadilla
City Manager

Date: 12/14/21

FOR THE SAN GABRIEL VALLEY
REGIONAL HOUSING TRUST

By: 
Marisa Creter
Executive Director

Date: 11/29/21

PROFESSIONAL SERVICES AGREEMENT NO. 3930

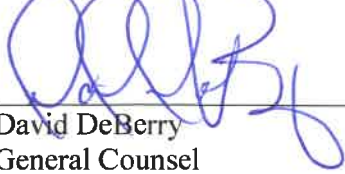
Page 8 of 8

ATTEST:



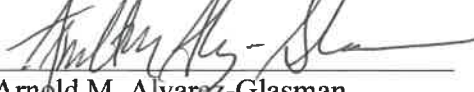
Christopher Jimenez
City Clerk

APPROVED AS TO FORM:

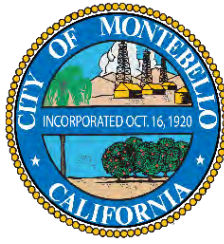


David DeBerry
General Counsel

APPROVED AS TO FORM:



Arnold M. Alvarez-Glasman
City Attorney

**CITY OF MONTEBELLO****CITY COUNCIL AGENDA STAFF REPORT**

TO: Honorable Mayor and City Council Members

FROM: René Bobadilla, P.E., City Manager

BY: Rafael Gutierrez, City Treasurer
Michael Solorza, Director of Finance

SUBJECT: Treasurer's Report for the Quarter Ending March 31, 2022

DATE: April 27, 2022

RECOMMENDATION:

It is recommended that the City Council receive and file the Quarterly Treasurer's Report for the quarter ending March 31, 2022.

FISCAL IMPACT

Attached is a cash report and portfolio summary as of March 31, 2022 (Attachments A and B). This report provides a snapshot at quarter end of the City's cash position, detailing balances in various accounts and types of investments.

The table below summarizes available cash by major type of account, comparing the last three quarter ending balances, with variance calculations showing the change in cash balance. The "General" account combines Bank of the West, Local Agency Investment Fund (LAIF), and various Certificates of Deposit, and represents the most liquid and accessible source of cash for the City to pay ongoing expenses:

	June 30, 2021	Sept. 30, 2021	Dec 31, 2021	March 31, 2022	Variance to Prior Qtr
General	53,894,820	54,589,647	62,080,332	70,879,763	8,799,431
Successor Agency	13,524,868	9,069,825	15,406,546	15,852,122	445,576
Housing Successor Agency	455,562	621,444	622,422	632,232	9,810
Trust & Agency	1,300,657	1,331,749	1,350,283	1,233,945	(116,338)
401 a(h) Trust Accounts	13,565	13,564	13,564	13,564	-
	69,189,471	65,626,229	79,473,148	88,611,627	9,138,479

As of March 31, 2022, total available cash was \$9.138 million more than the quarter ending December 31, 2021. The City's overall cash position has improved over the years. For example, the March balance for the previous three years (2018, 2019, and 2020) was: \$39.722 million, \$55.891 million and \$65.622 million (respectively).

Treasurer's Report for the Quarter Ending March 31, 2022

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The City receives income from the investment of idle cash. This revenue varies based on balances and current interest rate environments. The historically low interest rates of the past decade have limited the amount of revenue received from idle cash investments.

The effective rate of return on the City's investment portfolio as of March 31, 2022 was 1.11%. It is useful to compare these rates of return to various U.S. Treasuries, as a general benchmark. Recent data (April 18) have the 10-year yield at 2.827%, the 5-year yield at 2.785%, and the 2-year yield at 2.456. These yields all saw significant increases vs. data from January, 2022, indicating the upward trend in Treasury yields as the market anticipates the Federal Reserve increasing benchmark rates throughout 2022. The majority of the City's idle cash is held in LAIF, with the March yield at 0.365%.

The table below shows the last several years of investment income (General Fund), which is a function of both invested balance and rate of return, at discrete points in time:

	FY 18-19 ACTUAL	FY 19-20 ADOPTED	FY 19-20 ACTUAL	FY 20-21 ADOPTED	FY 20-21 ACTUAL	FY 21-22 ADOPTED	FY 21-22 FORECAST
INVESTMENT INCOME	679,437	402,706	367,133	350,000	420,710	575,000	475,000

The City's current investment policy allows funds to be invested in a broad range of Government Code approved fixed income vehicles. Staff will work to analyze opportunities that will help the City's idle cash work harder (i.e., earn additional income) while not sacrificing safety or liquidity.

BACKGROUND

State Government Code Section 53600 et al governs the investment of idle cash by local agencies. In addition, local agencies are required to have City Council approved investment policies which further dictate how funds are invested. Government Code Section 53646(b), as well as the City's investment policy, provide for quarterly reporting of investment activity. The quarterly report, along with details found in Attachments A and B, are designed to provide additional information, comparing current year balances and performances to prior years, etc.

The City of Montebello holds idle cash in various depositories:

- Bank of the West checking accounts (i.e., General used to pay bills, Payroll for bi-weekly payroll, etc.)
- Local Agency Investment Fund (LAIF)
- Credit union (i.e., Certificates of Deposit)
- Multi-Bank Securities (MBS) (i.e., Certificates of Deposit)

The investment of idle cash is predicated on the principals of: liquidity, safety and yield, in that order. The City earns interest from the various deposits, hence the diversification of where cash is held. However, the first and foremost priority is having adequate liquidity to pay daily operating costs: payroll, invoices for goods and services, etc.

CITY COUNCIL AGENDA REPORT – MEETING OF APRIL 27, 2022

Treasurer's Report for the Quarter Ending March 31, 2022

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Cash flow varies throughout the fiscal year, based on timing of the receipt of revenue. The receipt of property tax revenue in April and December causes the largest inflow in daily cash, followed by quarterly sales tax “true up” payments (i.e., March, June, etc.), receipt of Successor Agency revenue (Redevelopment Property Tax Trust Fund) in January and June, etc.

Therefore, the City maintains a reasonable balance in its checking account – the most liquid account utilized for daily expenses. The LAIF account with the State Treasurer provides additional liquidity. Depending on cash flow needs, withdrawals or deposits are made from the LAIF account into/out of the General checking account. Finally, investment in Certificates of Deposit through a credit union and clearinghouse service (i.e., Multi-Bank Securities) provides additional yield with funds not needed for immediate liquidity deposited accordingly (approximately \$3.224 million).

The table below provides an overview of the City's major liquid cash accounts: Bank of the West checking and the two separate LAIF accounts. The changing amounts in available cash show the trends of incoming revenue vs. outgoing expenses throughout the year. The average monthly balance for the City's checking account since June 2020 is \$5.737 million, more than sufficient to meet weekly expenses.

Year	Month	Bank of the West (Checking)	LAIF (General)	LAIF (Successor Agency)
2020	JUNE	\$ 5,706,451	\$ 39,978,695	\$ 9,502,193
2020	JULY	\$ 2,043,567	\$ 40,098,514	\$ 9,536,864
2020	AUGUST	\$ 5,106,038	\$ 33,523,514	\$ 9,536,864
2020	SEPTEMBER	\$ 3,632,854	\$ 28,523,514	\$ 9,536,864
2020	OCTOBER	\$ 3,042,517	\$ 24,098,975	\$ 9,557,116
2020	NOVEMBER	\$ 2,764,317	\$ 15,498,975	\$ 9,557,116
2020	DECEMBER	\$ 3,413,754	\$ 20,998,975	\$ 9,557,116
2021	JANUARY	\$ 5,757,699	\$ 21,031,241	\$ 9,572,227
2021	FEBRUARY	\$ 4,460,524	\$ 25,031,241	\$ 9,572,227
2021	MARCH	\$ 5,259,121	\$ 23,031,241	\$ 9,572,227
2021	APRIL	\$ 2,384,873	\$ 35,556,500	\$ 9,582,684
2021	MAY	\$ 4,527,709	\$ 37,556,500	\$ 9,582,684
2021	JUNE	\$ 11,921,868	\$ 37,556,500	\$ 9,582,684
2021	JULY	\$ 4,552,118	\$ 55,583,249	\$ 9,590,508
2021	AUGUST	\$ 5,796,926	\$ 53,583,249	\$ 9,090,508
2021	SEPTEMBER	\$ 2,298,948	\$ 47,583,249	\$ 9,020,508
2021	OCTOBER	\$ 3,316,738	\$ 42,614,204	\$ 8,996,214
2021	NOVEMBER	\$ 9,604,069	\$ 42,614,204	\$ 8,996,214
2021	DECEMBER	\$ 10,757,576	\$ 46,614,203	\$ 8,996,214
2022	JANUARY	\$ 10,535,093	\$ 57,639,757	\$ 14,001,395
2022	FEBRUARY	\$ 11,110,736	\$ 57,639,756	\$ 14,001,395
2022	MARCH	\$ 8,220,964	\$ 57,639,656	\$ 14,001,395
	AVERAGE	\$ 5,737,021	\$ 38,363,451	\$ 10,042,874

The City's Investment Policy was reviewed and approved by the City Council on June 23, 2021. Prior to that, the policy was reviewed, approved and updated on October 28, 2020 (and prior to that, August 19, 2019). The Government Code requires an annual review and approval of the investment policy statement – even if no changes are made. The 2019 approval was the first time the City's investment policy was updated since 2011,

Treasurer's Report for the Quarter Ending March 31, 2022

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with a previous update done in 2007. These infrequent reviews and updates were clearly in violation of Government Code, which has been rectified in the last two years. Moreover, Staff has endeavored to present a more thoroughly researched quarterly Treasurer's report, with detailed background and explanations of the various investment accounts – a marked improvement over prior years reports presented with no discussion or analysis.

In an effort to ensure the City complies with State law, the investment policy will be presented annually along with budget adoption (June of each year). This process will ensure an annual review and update (as necessary) of the investment policy by the City Council, ensuring the City complies with State statutes.

The updated version of the City's investment policy was submitted to the California Municipal Treasurers Association (CMTA) for consideration of their investment policy review and award program. The CMTA investment policy program utilizes public treasury officials to review public agency policies to ensure they comply with best practices and Government Code. For the first time in the City's 101 year history, the City's policy was submitted and passed the review with flying colors. Having passed this review process is one more indication of the progress made in achieving fiscal sustainability in Montebello, as its policies adhere to best practices.

SUMMARY

It is recommended that the City Council receive and file the Quarterly Treasurer's Report for the quarter ending March 31, 2022.

ATTACHMENTS:

- A. Attachment A – Cash Report as of March 31, 2022
- B. Attachment B – Portfolio Summary as of March 31, 2022

**CITY OF MONTEBELLO
MONTHLY CASH REPORT (ALL ACCOUNTS)
BALANCE AS OF MARCH 31, 2022**

BANK OF THE WEST

	Account Number	Account Name	3/31/22
1	XXXX-XX770	Housing Successor Agency of the City of Montebello	\$632,232.27
2	XXXX-XX093	Successor Agency of the City of Montebello	\$1,850,727.22
3	XXXX-71041	City of Montebello	\$1,512,116.58
4	XXXX-00184	City of Montebello - FSA	\$8,527.13
5	XXXX-XX331	General	\$8,220,963.55
6	XXXX-XX287	Trust & Agency	\$6,063.99
7	XXXX-XX803	Police Retiree Health Account	\$844,117.53
8	XXXX-XX267	Payroll	\$0.00
9	XXXX-XX362	Fire Retiree Health Account	\$375,236.77
			<u>\$13,449,985.04</u>

STATE OF CALIFORNIA

	Account Number	Account Name	3/31/22
1	XX-XX-551	General	\$57,639,755.82
2	XX-XX-068	Successor Agency City of Mtb for Mtb RDA	\$14,001,394.63
			<u>\$71,641,150.45</u>

F&A FEDERAL CREDIT UNION

	Account Number	Account Name	3/31/22
1	XXXX30	Savings Account	\$6.38
2	CD	Certificate of Deposit (4/27/20 - 4/26/21)	\$282,920.66
			<u>\$282,927.04</u>

FIRST MERCANTILE TRUST

	Account Number	Account Name	3/31/22
	XXX-XX-X746	CORPORATE ACCOUNT	\$12.98
	XXX-XX-X999	TRUST ACCOUNT	\$13,551.48
			<u>\$13,564.46</u>

Pershing LLC - CDs

	Account Number	Account Name	3/31/22
	CD	Enerbank USA (10/9/19-9/13/23)	\$249,000.00
	CD	Ally Bank (10/9/19-10/3/22)	\$247,000.00
	CD	Sallie Mae Bank (10/9/19-9/18/24)	\$247,000.00
	CD	Capital One Bank USA (10/10/19-9/6/22)	\$247,000.00
	CD	Capital One NA (10/10/19-9/6/22)	\$247,000.00
	CD	Goldman Sachs Bank USA (10/10/19-9/26/22)	\$247,000.00
	CD	RIA Federal Credit Union (10/11/19-10/11/23)	\$249,000.00
	CD	BMW Bank North America (10/11/19-10/11/23)	\$247,000.00
	CD	Wells Fargo Bank (10/17/19-10/17/22)	\$249,000.00
	CD	Merrick Bank (10/18/19-10/18/24)	\$249,000.00
	CD	Encore Bank (10/23/19-4/25/22)	\$249,000.00
	CD	Morgan Stanley Bank (10/30/19-10/30/24)	\$249,000.00
	CD	HSBC Bank USA (5/7/20-5/7/25)	\$248,000.00
			<u>\$3,224,000.00</u>

Total General Cash/Investments	\$70,879,762.99
Total SA Cash/Investments	\$15,852,121.85
Total HSA Cash/Investments	\$632,232.27
Total T&A Cash/Investments	\$1,233,945.42
Total Trustee Cash	\$13,564.46
Total Cash/Investments	<u>\$88,611,626.99</u>

CITY OF MONTEBELLO
Portfolio Management
Portfolio Summary
March 31, 2022

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 360 Equiv.	YTM 365 Equiv.
Certificates of Deposit - CU	280,566.49	280,566.49	280,566.49	0.46	365	26	1.775	1.800
Local Agency Investment Funds	57,639,755.82	57,639,755.82	57,639,755.82	94.27	1	1	1.292	1.310
Savings Accounts	6.38	6.38	6.38	0.00	1	1	0.493	0.500
Negotiable CDs	3,222,000.00	3,222,000.00	3,222,000.00	5.27	1,378	492	1.732	1.756
	61,142,328.69	61,142,328.69	61,142,328.69	100.00%	75	27	1.317	1.336

Investments**Cash, Pending Redemptions and Accrued Interest**

Passbook/Checking (not included in yield calculations)	9,733,080.13	9,733,080.13	9,733,080.13		1	1	0.000	0.000
Accrued Interest at Purchase		2,154.19	2,154.19					
Pending Redemptions	498,000.00	498,000.00	498,000.00					
Subtotal		10,233,234.32	10,233,234.32					
Total Cash, Pending Redemptions and Investments	71,373,408.82	71,375,563.01	71,375,563.01		75	27	1.317	1.336

Total Earnings	March 31	Month Ending	Fiscal Year To Date
Current Year		69,521.46	289,596.11
Average Daily Balance		73,533,123.31	63,477,196.92
Effective Rate of Return		1.11%	0.61%

..

Reporting period 03/01/2022-03/31/2022

Run Date: 04/11/2022 - 10:19

Portfolio GEN
CP
PM (PRF_PM1) 7.3.11
Report Ver. 7.3.11

CITY OF MONTEBELLO
Portfolio Management
Portfolio Details - Investments
March 31, 2022

Page 1

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	S&P	YTM 365	Days to Maturity	Maturity Date
Certificates of Deposit - CU												
52A	52A	F&A FEDERAL CREDIT UNION		04/27/2021	280,566.49	280,566.49	280,566.49	1.800		1.800	26	04/27/2022
		Subtotal and Average	280,566.49		280,566.49	280,566.49	280,566.49			1.800	26	
Local Agency Investment Funds												
SYS200	200	STATE OF CALIFORNIA		07/01/2019	57,639,755.82	57,639,755.82	57,639,755.82	1.310		1.310	1	
		Subtotal and Average	57,639,755.82		57,639,755.82	57,639,755.82	57,639,755.82			1.310	1	
Savings Accounts												
697530	500	F&A FEDERAL CREDIT UNION		07/01/2019	6.38	6.38	6.38	0.500		0.500	1	
950516181	600	PACIFIC PREMIER/PLAZA BANK		07/01/2019	0.00	0.00	0.00	1.918		1.918	1	
		Subtotal and Average	6.38		6.38	6.38	6.38			0.500	1	
Negotiable CDs												
02007GMC4.	32	ALLY BANK		10/09/2019	247,000.00	247,000.00	247,000.00	1.900		1.902	185	10/03/2022
05580ASV7	40	BMW BANK NORTH AMERICA		10/11/2019	247,000.00	247,000.00	247,000.00	1.850		1.851	558	10/11/2023
14042RNV9	37	CAPITAL ONE NA		10/10/2019	247,000.00	247,000.00	247,000.00	1.800		1.544	158	09/06/2022
14042TCM7	35	CAPITAL ONE BANK USA NA		10/10/2019	247,000.00	247,000.00	247,000.00	1.800		1.544	158	09/06/2022
29260MAP0	48	ENCORE BANK		10/23/2019	249,000.00	249,000.00	249,000.00	1.700		1.703	24	04/25/2022
29278TLF5	34	ENERBANK USA		10/09/2019	249,000.00	249,000.00	249,000.00	1.800		1.801	530	09/13/2023
38149MGL1	39	GOLDMAN SACHS BANK USA		10/10/2019	247,000.00	247,000.00	247,000.00	1.950		1.678	178	09/26/2022
44329ME33	53	HSBC BANK USA		05/07/2020	248,000.00	248,000.00	248,000.00	1.300		1.300	1,132	05/07/2025
59013KDM5	47	MERRICK BANK		10/18/2019	249,000.00	249,000.00	249,000.00	1.900		1.902	931	10/18/2024
61760AX53	31	MORGAN STANLEY PRIVATE BANK		10/09/2019	247,000.00	247,000.00	247,000.00	1.900		1.902	888	09/05/2024
749622AP1	43	RIA FEDERAL CREDIT UNION		10/11/2019	249,000.00	249,000.00	249,000.00	1.800		1.801	558	10/11/2023
7954504D4	33	SALLIE MAE BANK		10/09/2019	247,000.00	247,000.00	247,000.00	1.900		1.902	901	09/18/2024
949763L46	46	WELLS FARGO BANK		10/17/2019	249,000.00	249,000.00	249,000.00	2.000		2.002	199	10/17/2022
		Subtotal and Average	3,222,000.00		3,222,000.00	3,222,000.00	3,222,000.00			1.756	492	
Total and Average			73,533,123.31		61,142,328.69	61,142,328.69	61,142,328.69			1.336	27	

CITY OF MONTEBELLO
Portfolio Management
Portfolio Details - Cash
March 31, 2022

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CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	S&P	YTM 365	Days to Maturity
Checking Accounts											
100	100	BANK OF THE WEST		08/31/2019	9,733,080.13	9,733,080.13	9,733,080.13			0.000	1
		Average Balance	0.00	Accrued Interest at Purchase		2,154.19	2,154.19				1
				Subtotal		9,735,234.32	9,735,234.32				
Total Cash and Investments			73,533,123.31		70,875,408.82	70,877,563.01	70,877,563.01			1.336	27

CITY OF MONTEBELLO
Portfolio Management
Portfolio Details with Earnings - Investments
March 31, 2022

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CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Current Rate	Days To Maturity	YTM	Accrued Interest	Unrealized Gain/Loss	Maturity Date
Certificates of Deposit - CU													
52A	52A	F&A		04/27/2021	280,566.49	280,566.49	280,566.49	1.800	26	1.800	2,363.93	0.00	04/27/2022
Subtotal and Average			280,566.49		280,566.49	280,566.49	280,566.49	1.800	26	1.800	2,363.93	0.00	
Local Agency Investment Funds													
SYS200	200	LAIF		07/01/2019	57,639,755.82	57,639,755.82	57,639,755.82	1.310	1	1.310	-4,421.04	0.00	
Subtotal and Average			57,639,755.82		57,639,755.82	57,639,755.82	57,639,755.82	1.310	1	1.310	-4,421.04	0.00	
Savings Accounts													
697530	500	F&A		07/01/2019	6.38	6.38	6.38	0.500	1	0.500	0.08	0.00	
950516181	600	PLAZA		07/01/2019	0.00	0.00	0.00	1.918	1	1.918	-7,546.80	0.00	
Subtotal and Average			6.38		6.38	6.38	6.38	0.500	1	0.500	-7,546.72	0.00	
Negotiable CDs													
02007GMC4.	32	ALLY		10/09/2019	247,000.00	247,000.00	247,000.00	1.900	185	1.901	2,237.21	0.00	10/03/2022
05580ASV7	40	BMW		10/11/2019	247,000.00	247,000.00	247,000.00	1.850	558	1.851	2,153.30	0.00	10/11/2023
14042RNV9	37	CAPITA		10/10/2019	247,000.00	247,000.00	247,000.00	1.800	158	1.544	2,107.28	0.00	09/06/2022
14042TCM7	35	CAPONE		10/10/2019	247,000.00	247,000.00	247,000.00	1.800	158	1.544	2,107.28	0.00	09/06/2022
29260MAP0	48	ENCORE		10/23/2019	249,000.00	249,000.00	249,000.00	1.700	24	1.702	429.26	0.00	04/25/2022
29278TLF5	34	ENERBA		10/09/2019	249,000.00	249,000.00	249,000.00	1.800	530	1.800	257.86	0.00	09/13/2023
38149MGL1	39	GOLDMA		10/10/2019	247,000.00	247,000.00	247,000.00	1.950	178	1.678	2,282.89	0.00	09/26/2022
44329ME33	53	HSBC		05/07/2020	248,000.00	248,000.00	248,000.00	1.300	1132	1.300	1,276.35	0.00	05/07/2025
59013KDM5	47	MERR		10/18/2019	249,000.00	249,000.00	249,000.00	1.900	931	1.902	544.39	0.00	10/18/2024
61760AX53	31	MORGAN		10/09/2019	247,000.00	247,000.00	247,000.00	1.900	888	1.902	2,237.20	0.00	09/05/2024
749622AP1	43	RIA		10/11/2019	249,000.00	249,000.00	249,000.00	1.800	558	1.801	601.69	0.00	10/11/2023
7954504D4	33	SALLIE		10/09/2019	247,000.00	247,000.00	247,000.00	1.900	901	1.902	2,237.21	0.00	09/18/2024
949763L46	46	WELLS		10/17/2019	249,000.00	249,000.00	249,000.00	2.000	199	2.001	586.77	0.00	10/17/2022
Subtotal and Average			3,222,000.00		3,222,000.00	3,222,000.00	3,222,000.00	1.815	492	1.756	19,058.69	0.00	
Total and Average			73,533,123.31		61,142,328.69	61,142,328.69	61,142,328.69	1.339	27	1.336	9,454.86	0.00	

CITY OF MONTEBELLO
Portfolio Management
Portfolio Details with Earnings - Cash
March 31, 2022

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CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Current Rate	Days To Maturity	YTM	Accrued Interest	Unrealized Gain/Loss
Checking Accounts												
100	100	BOFW		08/31/2019	9,733,080.13	9,733,080.13	9,733,080.13	0.000	1	0.000	0.00	0.00
Average Balance			0.00	Accrued Interest at Purchase		2,154.19	2,154.19					
				Subtotal		9,735,234.32	9,735,234.32					
Total Cash and Investments			73,533,123.31			70,875,408.82	70,877,563.01	1.155	23	1.152	9,454.86	0.00

CITY OF MONTEBELLO
Portfolio Management
Investment Status Report - Investments
March 31, 2022

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CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	YTM 360	YTM 365	Payment Dates	Accrued Interest At Purchase	Current Principal	Book Value
Certificates of Deposit - CU												
52A	52A	F&A	280,566.49	1.800	04/27/2022	04/27/2021	1.775	1.800	04/30 - Monthly		280,566.49	280,566.49
Certificates of Deposit - CU Totals			280,566.49				1.775	1.800		0.00	280,566.49	280,566.49
Local Agency Investment Funds												
SYS200	200	LAIF	57,639,755.82	1.310		07/01/2019	1.292	1.310	07/30 - Quarterly		57,639,755.82	57,639,755.82
Local Agency Investment Funds Totals			57,639,755.82				1.292	1.310		0.00	57,639,755.82	57,639,755.82
Savings Accounts												
697530	500	F&A	6.38	0.500		07/01/2019	0.493	0.500	04/30 - Monthly		6.38	6.38
950516181	600	PLAZA	0.00	1.918		07/01/2019	1.892	1.918	05/31 - Monthly		0.00	0.00
Savings Accounts Totals			6.38				0.493	0.500		0.00	6.38	6.38
Negotiable CDs												
02007GMC4.	32	ALLY	247,000.00	1.900	10/03/2022	10/09/2019	1.876	1.902	04/03 - 10/03	77.15	247,000.00	247,000.00
05580ASV7	40	BMW	247,000.00	1.850	10/11/2023	10/11/2019	1.826	1.851	04/11 - 10/11		247,000.00	247,000.00
14042RNV9	37	CAPITA	247,000.00	1.800	09/06/2022	10/10/2019	1.523	1.544	03/05 - 09/05	426.33	247,000.00	247,000.00
14042TCM7	35	CAPONE	247,000.00	1.800	09/06/2022	10/10/2019	1.523	1.544	03/05 - 09/05	426.33	247,000.00	247,000.00
29260MAP0	48	ENCORE	249,000.00	1.700	04/25/2022	10/23/2019	1.679	1.703	11/23 - Monthly		249,000.00	249,000.00
29278TLF5	34	ENERBA	249,000.00	1.800	09/13/2023	10/09/2019	1.776	1.801	10/13 - Monthly	319.27	249,000.00	249,000.00
38149MGL1	39	GOLDMA	247,000.00	1.950	09/26/2022	10/10/2019	1.655	1.678	03/25 - 09/25	197.94	247,000.00	247,000.00
44329ME33	53	HSBC	248,000.00	1.300	05/07/2025	05/07/2020	1.282	1.300	11/07 - 05/07		248,000.00	248,000.00
59013KDM5	47	MERR	249,000.00	1.900	10/18/2024	10/18/2019	1.876	1.902	11/18 - Monthly		249,000.00	249,000.00
61760AX53	31	MORGAN	247,000.00	1.900	09/05/2024	10/09/2019	1.876	1.902	03/05 - 09/05	437.16	247,000.00	247,000.00
749622AP1	43	RIA	249,000.00	1.800	10/11/2023	10/11/2019	1.777	1.801	11/11 - Monthly		249,000.00	249,000.00
7954504D4	33	SALLIE	247,000.00	1.900	09/18/2024	10/09/2019	1.876	1.902	03/18 - 09/18	270.01	247,000.00	247,000.00
949763L46	46	WELLS	249,000.00	2.000	10/17/2022	10/17/2019	1.975	2.002	11/17 - Monthly		249,000.00	249,000.00
Negotiable CDs Totals			3,222,000.00				1.732	1.756		2,154.19	3,222,000.00	3,222,000.00
Investment Totals			61,142,328.69				1.317	1.336		2,154.19	61,142,328.69	61,142,328.69

CITY OF MONTEBELLO
Portfolio Management
Investment Status Report - Cash
March 31, 2022

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CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	YTM 360	YTM 365	Payment Dates	Accrued Interest At Purchase	Current Principal	Book Value
Checking Accounts												
100	100	BOFW	9,733,080.13			08/31/2019	0.000	0.000	07/31 - Monthly		9,733,080.13	9,733,080.13
Cash Totals			9,733,080.13							0.00	9,733,080.13	9,733,080.13
Total Cash and Investments			70,875,408.82				1.317	1.336		2,154.19	70,875,408.82	70,875,408.82

CITY OF MONTEBELLO
Portfolio Management
Portfolio Details - Pending Redemptions
March 31, 2022

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Security #	Investment #	Issuer	Purchase Settlement Date	Mat/Sale Settlement Date	Par Value
Certificates of Deposit - CU					
51	51	ST. VINCENT'S MEDICAL FCU	04/02/2020	04/02/2021	249,000.00
				Subtotal	249,000.00
Negotiable CDs					
58404DFM8	36	MEDALLION BANK	10/10/2019	10/12/2021	249,000.00
				Subtotal	249,000.00
Total Pending Redemptions					498,000.00

CITY OF MONTEBELLO
Portfolio Management
Activity By Type
March 1, 2022 through March 31, 2022

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CUSIP	Investment #	Issuer	Beginning Balance	Stated Rate	Transaction Date	Purchases or Deposits	Redemptions or Withdrawals	Ending Balance
Certificates of Deposit - CU								
		Subtotal	280,566.49					280,566.49
Local Agency Investment Funds (Monthly Summary)								
		Subtotal	57,639,755.82					57,639,755.82
Savings Accounts (Monthly Summary)								
		Subtotal	6.38					6.38
Checking Accounts (Monthly Summary)								
100	100	BANK OF THE WEST				0.00	2,746,304.97	
		Subtotal	12,479,385.10			0.00	2,746,304.97	9,733,080.13
Negotiable CDs								
		Subtotal	3,222,000.00					3,222,000.00
		Total	73,621,713.79			0.00	2,746,304.97	70,875,408.82

CITY OF MONTEBELLO
Portfolio Management
Activity Summary
June 2021 through March 2022

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Month End	Year	Number of Securities	Total Invested	Yield to Maturity		Managed Pool Rate	Number of Investments Purchased	Number of Investments Redeemed	Average Term	Average Days to Maturity
				360 Equivalent	365 Equivalent					
June	2021	19	41,308,072.46	1.332	1.351	1.310	0	0	115	63
July	2021	19	59,334,821.21	1.320	1.338	1.310	0	0	81	42
August	2021	19	57,334,821.21	1.321	1.339	1.310	0	0	83	42
September	2021	19	51,334,821.21	1.324	1.343	1.310	0	0	93	44
October	2021	19	46,116,776.29	1.326	1.344	1.310	0	0	99	47
November	2021	19	46,116,776.29	1.326	1.344	1.310	0	0	99	45
December	2021	18	50,116,776.29	1.323	1.341	1.310	0	0	92	39
January	2022	18	61,142,328.69	1.317	1.336	1.310	0	0	75	30
February	2022	18	61,142,328.69	1.317	1.336	1.310	0	0	75	29
March	2022	18	61,142,328.69	1.317	1.336	1.310	0	0	75	27
Average		19	53,508,985.10	1.322%	1.341%	1.310	0	0	89	41

CITY OF MONTEBELLO
Portfolio Management
Distribution of Investments By Type
June 2021 through March 2022

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Security Type	June 2021	July 2021	August 2021	September 2021	October 2021	November 2021	December 2021	January 2022	February 2022	March 2022	Average by Period
Certificates of Deposit - Bank											
Certificates of Deposit - CU	0.7	0.5	0.5	0.6	0.6	0.6	0.6	0.5	0.5	0.5	0.5%
Local Agency Investment Funds	90.9	93.7	93.5	92.7	92.4	92.4	93.0	94.3	94.3	94.3	93.1%
Money Market Funds											
Commercial Paper Disc. -At Cost											
Federal Agency Issues Disc.-At Cost											
Treasury Discounts -At Cost											
Miscellaneous Discounts -At Cost											
Savings Accounts											
Checking Accounts											
Negotiable CDs	8.4	5.9	6.1	6.8	7.0	7.0	6.4	5.3	5.3	5.3	6.3%

CITY OF MONTEBELLO
Portfolio Management
Interest Earnings Summary
March 31, 2022

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	March 31Month Ending	Fiscal Year To Date
CD/Coupon/Discount Investments:		
Interest Collected	2,161.69	38,935.33
Plus Accrued Interest at End of Period	21,422.62	21,422.76
Less Accrued Interest at Beginning of Period	(18,193.00)	(11,467.89)
Less Accrued Interest at Purchase During Period	(0.00)	(0.00)
Interest Earned during Period	5,391.31	48,890.20
Adjusted by Capital Gains or Losses	0.00	0.00
Earnings during Periods	5,391.31	48,890.20
Pass Through Securities:		
Interest Collected	0.00	0.00
Plus Accrued Interest at End of Period	0.00	0.00
Less Accrued Interest at Beginning of Period	(0.00)	(0.00)
Less Accrued Interest at Purchase During Period	(0.00)	(0.00)
Interest Earned during Period	0.00	0.00
Adjusted by Premiums and Discounts	0.00	0.00
Adjusted by Capital Gains or Losses	0.00	0.00
Earnings during Periods	0.00	0.00
Cash/Checking Accounts:		
Interest Collected	0.00	83,256.23
Plus Accrued Interest at End of Period	-11,967.76	-11,967.76
Less Accrued Interest at Beginning of Period	(-76,097.91)	(-169,417.44)
Interest Earned during Period	64,130.15	240,705.91
Total Interest Earned during Period	69,521.46	289,596.11
Total Capital Gains or Losses	0.00	0.00
Total Earnings during Period	69,521.46	289,596.11

SUCCESSOR AGENCIES MTB
Portfolio Management
Portfolio Summary
March 31, 2022

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 360 Equiv.	YTM 365 Equiv.
Local Agency Investment Funds	14,001,394.63	14,001,394.63	14,001,394.63	100.00	1	1	0.334	0.339
Investments	14,001,394.63	14,001,394.63	14,001,394.63	100.00%	1	1	0.334	0.339
Cash								
Passbook/Checking (not included in yield calculations)	1,850,727.22	1,850,727.22	1,850,727.22		1	1	0.000	0.000
Total Cash and Investments	15,852,121.85	15,852,121.85	15,852,121.85		1	1	0.334	0.339

Total Earnings	March 31	Month Ending	Fiscal Year To Date
Current Year		4,031.25	22,403.89
Average Daily Balance		18,734,780.77	14,103,290.60
Effective Rate of Return		0.25%	0.21%

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Reporting period 03/01/2022-03/31/2022

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SUCCESSOR AGENCIES MTB
Portfolio Management
Portfolio Details - Investments
March 31, 2022

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CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	S&P	YTM 365	Days to Maturity	Maturity Date
Local Agency Investment Funds												
SYS100	100	STATE OF CALIFORNIA		07/01/2019	14,001,394.63	14,001,394.63	14,001,394.63	0.339		0.339	1	
		Subtotal and Average	14,001,394.63		14,001,394.63	14,001,394.63	14,001,394.63			0.339	1	
		Total and Average	18,734,780.77		14,001,394.63	14,001,394.63	14,001,394.63			0.339	1	

SUCCESSOR AGENCIES MTB
Portfolio Management
Portfolio Details - Cash
March 31, 2022

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CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	S&P	YTM 365	Days to Maturity
Checking Accounts											
200	200	BANK OF THE WEST		08/31/2019	1,850,727.22	1,850,727.22	1,850,727.22			0.000	1
		Average Balance	0.00								1
Total Cash and Investments			18,734,780.77		15,852,121.85	15,852,121.85	15,852,121.85			0.339	1

SUCCESSOR AGENCIES MTB
Portfolio Management
Portfolio Details with Earnings - Investments
March 31, 2022

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CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Current Rate	Days To Maturity	YTM	Accrued Interest	Unrealized Gain/Loss	Maturity Date
Local Agency Investment Funds													
SYS100	100	LAIF		07/01/2019	14,001,394.63	14,001,394.63	14,001,394.63	0.339	1	0.339	-16,022.92	0.00	
Subtotal and Average			14,001,394.63		14,001,394.63	14,001,394.63	14,001,394.63	0.339	1	0.339	-16,022.92	0.00	
Total and Average			18,734,780.77		14,001,394.63	14,001,394.63	14,001,394.63	0.339	1	0.339	-16,022.92	0.00	

SUCCESSOR AGENCIES MTB
Portfolio Management
Portfolio Details with Earnings - Cash
March 31, 2022

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CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Current Rate	Days To Maturity	YTM	Accrued Interest	Unrealized Gain/Loss
Checking Accounts												
200	200	BOFW		08/31/2019	1,850,727.22	1,850,727.22	1,850,727.22	0.000	1	0.000	0.00	0.00
Average Balance			0.00									
Total Cash and Investments			18,734,780.77		15,852,121.85	15,852,121.85	15,852,121.85	0.299	1	0.299	-16,022.92	0.00

SUCCESSOR AGENCIES MTB
Portfolio Management
Investment Status Report - Investments
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CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	YTM 360	YTM 365	Payment Dates	Accrued Interest At Purchase	Current Principal	Book Value
Local Agency Investment Funds												
SYS100	100	LAIF	14,001,394.63	0.339		07/01/2019	0.334	0.339	07/15 - Quarterly		14,001,394.63	14,001,394.63
Local Agency Investment Funds Totals			14,001,394.63				0.334	0.339		0.00	14,001,394.63	14,001,394.63
Investment Totals			14,001,394.63				0.334	0.339		0.00	14,001,394.63	14,001,394.63

SUCCESSOR AGENCIES MTB
Portfolio Management
Investment Status Report - Cash
March 31, 2022

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CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	YTM 360	YTM 365	Payment Dates	Accrued Interest At Purchase	Current Principal	Book Value
Checking Accounts												
200	200	BOFW	1,850,727.22			08/31/2019	0.000	0.000	09/30 - Monthly		1,850,727.22	1,850,727.22
Cash Totals			1,850,727.22							0.00	1,850,727.22	1,850,727.22
Total Cash and Investments			15,852,121.85				0.334	0.339		0.00	15,852,121.85	15,852,121.85

SUCCESSOR AGENCIES MTB
Portfolio Management
Activity By Type
March 1, 2022 through March 31, 2022

Page 1

CUSIP	Investment #	Issuer	Beginning Balance	Stated Rate	Transaction Date	Purchases or Deposits	Redemptions or Withdrawals	Ending Balance
Local Agency Investment Funds (Monthly Summary)								
		Subtotal	14,001,394.63					14,001,394.63
Checking Accounts (Monthly Summary)								
200	200	BANK OF THE WEST				0.00	2,978,747.55	
		Subtotal	4,829,474.77			0.00	2,978,747.55	1,850,727.22
		Total	18,830,869.40			0.00	2,978,747.55	15,852,121.85

SUCCESSOR AGENCIES MTB
Portfolio Management
Activity Summary
June 2021 through March 2022

Page 1

Month End	Year	Number of Securities	Total Invested	Yield to Maturity		Managed Pool Rate	Number of Investments Purchased	Number of Investments Redeemed	Average Term	Average Days to Maturity
				360 Equivalent	365 Equivalent					
June	2021	2	9,582,684.00	0.334	0.339	0.339	0	0	1	1
July	2021	2	9,590,507.99	0.334	0.339	0.339	0	0	1	1
August	2021	2	9,090,507.99	0.334	0.339	0.339	0	0	1	1
September	2021	2	9,020,507.99	0.334	0.339	0.339	0	0	1	1
October	2021	2	8,996,214.26	0.334	0.339	0.339	0	0	1	1
November	2021	2	8,996,214.26	0.334	0.339	0.339	0	0	1	1
December	2021	2	8,996,214.26	0.334	0.339	0.339	0	0	1	1
January	2022	2	14,001,394.63	0.334	0.339	0.339	0	0	1	1
February	2022	2	14,001,394.63	0.334	0.339	0.339	0	0	1	1
March	2022	2	14,001,394.63	0.334	0.339	0.339	0	0	1	1
Average		2	10,627,703.46	0.334%	0.339%	0.339	0	0	1	1

SUCCESSOR AGENCIES MTB
Portfolio Management
Distribution of Investments By Type
June 2021 through March 2022

Page 1

Security Type	June 2021	July 2021	August 2021	September 2021	October 2021	November 2021	December 2021	January 2022	February 2022	March 2022	Average by Period
Certificates of Deposit - Bank											
Certificates of Deposit - CU											
Local Agency Investment Funds	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0%
Money Market Funds											
Federal Agency Issues Disc.-At Cost											
Treasury Discounts -At Cost											
Savings Accounts											
Checking Accounts											

SUCCESSOR AGENCIES MTB
Portfolio Management
Interest Earnings Summary
March 31, 2022

Page 1

	March 31Month Ending	Fiscal Year To Date
CD/Coupon/Discount Investments:		
Interest Collected	0.00	0.00
Plus Accrued Interest at End of Period	0.00	0.00
Less Accrued Interest at Beginning of Period	(0.00)	(0.00)
Less Accrued Interest at Purchase During Period	(0.00)	(0.00)
Interest Earned during Period	0.00	0.00
Adjusted by Capital Gains or Losses	0.00	0.00
Earnings during Periods	0.00	0.00
Pass Through Securities:		
Interest Collected	0.00	0.00
Plus Accrued Interest at End of Period	0.00	0.00
Less Accrued Interest at Beginning of Period	(0.00)	(0.00)
Less Accrued Interest at Purchase During Period	(0.00)	(0.00)
Interest Earned during Period	0.00	0.00
Adjusted by Premiums and Discounts	0.00	0.00
Adjusted by Capital Gains or Losses	0.00	0.00
Earnings during Periods	0.00	0.00
Cash/Checking Accounts:		
Interest Collected	0.00	18,710.63
Plus Accrued Interest at End of Period	-16,022.92	-16,022.92
Less Accrued Interest at Beginning of Period	(-20,054.17)	(-19,716.18)
Interest Earned during Period	4,031.25	22,403.89
Total Interest Earned during Period	4,031.25	22,403.89
Total Capital Gains or Losses	0.00	0.00
Total Earnings during Period	4,031.25	22,403.89

RESOLUTION NO. 22-23

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEBELLO
APPROVING AND ALLOWING CERTAIN CLAIMS AND DEMANDS**

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONTEBELLO
HEREBY RESOLVES, FINDS, AND DECLARES AS FOLLOWS:**

SECTION 1. That the reference is hereby made to that certain Register of Audited Demand No.1529, consisting of 8 pages, and including:

Warrant No.

General: Checks No.595996 through; 596133
ACH No. 1901 through; 1952

Successor Agency: Checks No. 1490 through; 1490

On file in the office of the City Clerk, the same having been audited and approved by the Deputy Director of Finance as required by law.

SECTION 2. That the said City Council having examined each such demand does hereby approve and direct the payment of same, as set forth in said Register, except the following Warrant No.

SECTION 3. That the City Clerk shall certify to the passage and adoption of this Resolution and that the same shall be in full force and effect.

APPROVED AND ADOPTED this 27th day of April 2022.

Kimberly A. Cobos-Cawthorne, Mayor

ATTEST:

APPROVED AS TO FORM:

Christopher Jimenez, City Clerk

Arnold M. Alvarez-Glasman, City Attorney

RESOLUTION NO. 22-23

Page 2 of 2

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF MONTEBELLO) SS:

I, Christopher Jimenez, City Clerk of the City of Montebello, County of Los Angeles, State of California, hereby certify that the foregoing Resolution No. 22-23 was passed and adopted by the City Council of the City of Montebello, signed by the Mayor and attested by the City Clerk at a regular meeting of said Council held on the 27th day of April 2022 and that said Resolution was adopted by the following vote, to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

The undersigned, City Clerk of the City of Montebello, does hereby attest and certify that the foregoing Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of said City which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

DATE: _____

Christopher Jimenez, City Clerk



City of Montebello
Register of Demands No. 1529
From Payment Date: 04/07/22 - To Payment Date: 04/14/22

WARRANT #	DATE	AMOUNT	ACCOUNT DESCRIPTION	VENDOR #	VENDOR NAME
4331	- General Account				
1901	04/07/2022	\$43,825.71	CONTRACT SERVICES	37720	ADVANCED APPLIED ENGINEERING INC
1902	04/07/2022	\$2,682.50	CONTRACT SERVICES	38010	ADVANCED AVANT-GARDE CORPORATION
1903	04/07/2022	\$3,927.72	MACHINERY & EQUIPMENTS	2586	AMAZON CAPITAL SERVICES INC
1904	04/07/2022	\$15,839.85	CONTRACT SERVICES	3016	ANTARES GOLF LLC
1905	04/07/2022	\$500.00	CONTRACT SERVICES	72	COGRAN SYSTEMS LLC
1906	04/07/2022	\$223.26	SUPPLIES	2455	THE ILLINI COMPANIES INC
1907	04/07/2022	\$33,340.00	CONTRACT SERVICES	3025	COMPLETE LANDSCAPE CARE INC
1908	04/07/2022	\$5,702.94	SUPPLIES	2624	CRAFCO INC
1909	04/07/2022	\$3,287.13	VEHICLE MAINTENANCE/EXPENSES	75340	DELTA MOTOR COMPANY INC
1910	04/07/2022	\$738.75	CONTRACT SERVICES	1175	GRAPHIC ELECTRIC INC
1911	04/07/2022	\$1,313.14	VEHICLE MAINTENANCE/EXPENSES	270	HARBOR DIESEL AND EQUIPMENT INC
1912	04/07/2022	\$3,883.20	SUPPLIES	26670	LIFE-ASSIST INC
1913	04/07/2022	\$7,392.00	CONTRACT SERVICES	11070	LPM CONSULTING INC
1914	04/07/2022	\$3,982.23	VEHICLE MAINTENANCE/EXPENSES	1385	MUNCIE RECLAMATION AND SUPPLY COMPANY
1915	04/07/2022	\$6,592.54	CONTRACT SERVICES	19250	N/S CORPORATION
1916	04/07/2022	\$1,050.00	RETIREMENT	13680	PEERY & ASSOCIATES INC
1917	04/07/2022	\$491.00	CONTRACT SERVICES	3147	PMC PLUMBING INC
1918	04/07/2022	\$17,498.02	CONTRACT SERVICES	2787	S & S LABARGE GOLF INCORPORATED
1919	04/07/2022	\$2,856.59	SUPPLIES	2594	THE SAUCE CREATIVE SERVICES CORP
1920	04/07/2022	\$51,459.14	FUEL INVENTORY	1059	AMBER RESOURCES LLC
1921	04/07/2022	\$384.39	SUPPLIES	2686	THE SHERWIN-WILLIAMS CO
1922	04/07/2022	\$4,233.51	SUPPLIES	31270	STARBOARD TACK SUPPLY INC
1923	04/07/2022	\$30,350.00	CONTRACT SERVICES	3133	ULTIMATE MAINTENANCE SERVICE
1924	04/07/2022	\$644.78	CONTRACT SERVICES	57140	UNDERGROUND SERVICE ALERT OF SOUTHERN CA



City of Montebello
Register of Demands No. 1529
From Payment Date: 04/07/22 - To Payment Date: 04/14/22

WARRANT #	DATE	AMOUNT	ACCOUNT DESCRIPTION	VENDOR #	VENDOR NAME
1925	04/07/2022	\$3,843.81	SUPPLIES	3088	WAXIES ENTERPRISES LLC
1926	04/07/2022	\$0.00	VOID	3100	HOOTSUITE INC
1927	04/07/2022	\$435.18	TRAVEL & MEETINGS	3163	BANK OF AMERICA
1928	04/07/2022	\$2,950.33	SUPPLIES	3163	BANK OF AMERICA
1929	04/07/2022	\$4,112.23	SUPPLIES	3163	BANK OF AMERICA
1930	04/07/2022	\$259.54	SUPPLIES	3163	BANK OF AMERICA
1931	04/07/2022	\$176.92	SUPPLIES	3163	BANK OF AMERICA
1932	04/14/2022	\$419,222.88	PERS GROUP INSURANCE PAYABLE	17	CAL PERS
1933	04/14/2022	\$6,563.55	CONTRACT SERVICES	40670	ALL CITY MANAGEMENT SERVICES
1934	04/14/2022	\$2,050.63	SUPPLIES	2586	AMAZON CAPITAL SERVICES INC
1935	04/14/2022	\$454.78	SUPPLIES	62880	AMERICAN MARKER
1936	04/14/2022	\$334,744.40	CONTRACT SERVICES	40970	ARAKELIAN ENTERPRISES
1937	04/14/2022	\$12,500.00	CDBG-CV	1349	HEART OF COMPASSION
1938	04/14/2022	\$32,785.58	CONTRACT SERVICES	2793	IBE DIGITAL
1939	04/14/2022	\$1,042.80	CONTRACT SERVICES	3276	MARK ROBERT LOPEZ
1940	04/14/2022	\$771.67	VEHICLE MAINTENANCE/EXPENSES	1385	MUNCIE RECLAMATION AND SUPPLY COMPANY
1941	04/14/2022	\$10,721.20	CONTRACT SERVICES	35250	NATIONWIDE ENVIRONMENTAL SERVICES
1942	04/14/2022	\$400.76	SUPPLIES	1938	P & R PAPER SUPPLY COMPANY INC
1943	04/14/2022	\$264.55	SUPPLIES	1120	BLUETRITON BRANDS INC
1944	04/14/2022	\$20,000.00	CONTRACT SERVICES	61050	REDFLEX TRAFFIC SYSTEMS
1945	04/14/2022	\$57,505.20	CONTRACT SERVICES	952	RELIANT IMMEDIATE CARE MEDICAL GROUP INC
1946	04/14/2022	\$31,462.09	IMPROVEMENTS OTHER THAN BUILDING	3369	SALLY SWANSON ARCHITECTS INC
1947	04/14/2022	\$5,962.86	BUILDING IMPROVEMENTS	2594	THE SAUCE CREATIVE SERVICES CORP
1948	04/14/2022	\$36,530.44	FUEL INVENTORY	1059	AMBER RESOURCES LLC
1949	04/14/2022	\$1,531.54	DUES & SUBSCRIPTIONS	1644	TRITECH SOFTWARE SYSTEMS
1950	04/14/2022	\$108.05	UNIFORM EXPENSE	3066	V & V MANUFACTURING INC



City of Montebello
Register of Demands No. 1529
From Payment Date: 04/07/22 - To Payment Date: 04/14/22

WARRANT #	DATE	AMOUNT	ACCOUNT DESCRIPTION	VENDOR #	VENDOR NAME
1951	04/14/2022	\$1,795.48	SUPPLIES	3088	WAXIES ENTERPRISES LLC
1952	04/14/2022	\$3,800.00	IMPROVEMENTS OTHER THAN BUILDING	3021	WEST & ASSOCIATES ENGINEERING INC
ACH TOTAL		\$1,234,194.87			
595996	04/07/2022	\$200.00	CONTRACT SERVICES	2365	LETICIA TORRES
595997	04/07/2022	\$5,041.53	VEHICLE MAINTENANCE/EXPENSES	3333	A & A FLEET PAINTING INC
595998	04/07/2022	\$1,256.74	UTILITY SERVICES	1732	AT&T CORP
595999	04/07/2022	\$70.00	PARKS AND RECREATION	3566	BELINDA ACEVEDO
596000	04/07/2022	\$1,890.00	PARKS AND RECREATION	3567	FELIPE ACUNA
596001	04/07/2022	\$88,544.15	MACHINERY & EQUIPMENTS	2273	AIR & LUBE SYSTEMS INC
596002	04/07/2022	\$787.49	UTILITY SERVICES	2257	AIRESPRING INC
596003	04/07/2022	\$423.95	UTILITY SERVICES	39550	AT&T
596004	04/07/2022	\$95.00	GENERAL GOVERNMENT	3565	CYNTHIA AVELLANEDA
596005	04/07/2022	\$909.50	GENERAL GOVERNMENT	68300	CALIFORNIA BUILDING STANDARDS COMMISSION
596006	04/07/2022	\$7,285.23	UTILITY SERVICES	47580	CALIFORNIA WATER SERVICE COMPANY
596007	04/07/2022	\$23.00	SUPPLIES	3515	MARK CAMPBELL
596008	04/07/2022	\$5,743.21	UTILITY SERVICES	55830	CHARTER COMMUNICATIONS
596009	04/07/2022	\$1,552.02	RETIREMENT	3128	CITY OF BELL GARDENS
596010	04/07/2022	\$1,010.00	ADVERTISING/PRINTING SERVICES	1354	DAILY JOURNAL CORPORATION
596011	04/07/2022	\$45,369.56	OTHER GROUP INSURANCE PAYABLE	4110	DELTA DENTAL OF CALIFORNIA
596012	04/07/2022	\$2,806.98	PERMITS AND FEES	31150	DEPARTMENT OF CONSERVATION
596013	04/07/2022	\$185.00	SUPPLIES	3091	DOUBLE DIAMOND INVESTMENT GROUP INC
596014	04/07/2022	\$6,752.17	CONTRACT SERVICES	47770	DUTHIE ELECTRIC SERVICE CORPORATION
596015	04/07/2022	\$185.48	SUPPLIES	25660	E-Z GO DIVISION OF TEXTRON
596016	04/07/2022	\$197.05	CONTRACT SERVICES	3334	EAGLE PORTABLES SANITATION LLC
596017	04/07/2022	\$1,543.92	CONTRACT SERVICES	2222	ELEVATOR SUPPORT SERVICES INC



City of Montebello
Register of Demands No. 1529
From Payment Date: 04/07/22 - To Payment Date: 04/14/22

WARRANT #	DATE	AMOUNT	ACCOUNT DESCRIPTION	VENDOR #	VENDOR NAME
596018	04/07/2022	\$2,565.13	SUPPLIES	7610	EWING IRRIGATION PRODUCTS
596019	04/07/2022	\$2,938.76	VEHICLE MAINTENANCE/EXPENSES	29160	FORD OF MONTEBELLO
596020	04/07/2022	\$1,999.70	SUPPLIES	1348	THE ARTCRAFT GROUP INC
596021	04/07/2022	\$80.00	GENERAL GOVERNMENT	1879	DANIELLE GARCIA
596022	04/07/2022	\$811.26	DUES & SUBSCRIPTIONS	1447	GATEWAY WATER MANAGEMENT AUTHORITY
596023	04/07/2022	\$166.00	TRAINING	2533	LAURENCE GONG
596024	04/07/2022	\$8,084.42	CONTRACT SERVICES	33460	GOODYEAR TIRE & RUBBER COMPANY
596025	04/07/2022	\$729.00	SUPPLIES	3109	HOSPITAL ASSOC OF SOUTHERN CALIFORNIA
596026	04/07/2022	\$1,462.50	DUE TO LA COUNTY	692	LOS ANGELES COUNTY SUPERIOR COURT
596027	04/07/2022	\$15,223.26	CDBG-CV	3301	MATER MONTEBELLO LTD PARTNERSHIP
596028	04/07/2022	\$22,080.00	PREPAID EXPENSES	1690	MONTEBELLO FIRE FIGHTERS ASSOCIATION
596029	04/07/2022	\$16,244.54	UTILITY SERVICES	4760	MONTEBELLO LAND & WATER CO
596030	04/07/2022	\$2,066.46	VEHICLE MAINTENANCE/EXPENSES	2480	SOCAL AUTO & TRUCK PARTS INC
596031	04/07/2022	\$14,762.09	CONTRACT SERVICES	3225	NELSON NYGAARD CONSULTING ASSOC INC
596032	04/07/2022	\$10,380.00	CONTRACT SERVICES	61370	PADILLA & ASSOCIATES INC
596033	04/07/2022	\$456.06	RETIREMENT	42490	LINDA PAYAN
596034	04/07/2022	\$48.46	UTILITY SERVICES	100	PICO WATER DISTRICT
596035	04/07/2022	\$500.00	CONTRACT SERVICES	3371	ERNANDO REZENDEZ
596036	04/07/2022	\$74,049.30	UTILITY SERVICES	14730	SAN GABRIEL VALLEY WATER CO
596037	04/07/2022	\$9,998.39	CONTRACT SERVICES	2361	SIEMENS MOBILITY
596038	04/07/2022	\$140,740.16	UTILITY SERVICES	45630	SOUTHERN CALIFORNIA EDISON
596039	04/07/2022	\$2,482.73	CONTRACT SERVICES	45630	SOUTHERN CALIFORNIA EDISON
596040	04/07/2022	\$1.97	UTILITY SERVICES	40520	SOUTHERN CALIFORNIA GAS CO
596041	04/07/2022	\$2,845.00	CONTRACT SERVICES	170	SUPERIOR PAVEMENT MARKINGS INC
596042	04/07/2022	\$7,420.62	VEHICLE MAINTENANCE/EXPENSES	60710	THE AFTERMARKET PARTS COMPANY LLC
596043	04/07/2022	\$535.60	RETIREMENT	27300	ROBERT C TUFANO



City of Montebello
Register of Demands No. 1529
From Payment Date: 04/07/22 - To Payment Date: 04/14/22

WARRANT #	DATE	AMOUNT	ACCOUNT DESCRIPTION	VENDOR #	VENDOR NAME
596044	04/07/2022	\$7,860.00	CONTRACT SERVICES	1166	TURF TEAM INC
596045	04/07/2022	\$1,981.67	VEHICLE MAINTENANCE/EXPENSES	45120	ULINE INC
596046	04/07/2022	\$5,395.80	CONTRACT SERVICES	37	US SECURITY ASSOCIATES INC
596047	04/07/2022	\$7,000.00	CONTRACT SERVICES	3433	VECTIS DC LLC
596048	04/07/2022	\$6,604.90	UTILITY SERVICES	23610	VERIZON WIRELESS
596049	04/07/2022	\$880.32	SUPPLIES	9470	W W GRAINGER INC
596050	04/07/2022	\$3,250.00	CONTRACT SERVICES	3323	WASHINGTON CONSULTING GROUP LLC
596051	04/07/2022	\$21,630.00	CONTRACT SERVICES	3308	WOLVERINE FENCE AND SUPPLY INC
596052	04/07/2022	\$1,141.00	CONTRACT SERVICES	71170	YOUNG ELECTRIC SIGN COMPANY
596053	04/07/2022	\$495.41	CONTRACT SERVICES	2905	ZUTRA WATER
596054	04/07/2022	\$7,188.00	CONTRACT SERVICES	3100	HOOTSUITE INC
596055	04/07/2022	\$65.00	RECREATION CLASSES	3325	NAMITA VIJAY
596056	04/07/2022	\$60.00	PARKS AND RECREATION	3325	NAMITA VIJAY
596057	04/14/2022	\$59.03	UTILITY SERVICES	1732	AT&T CORP
596058	04/14/2022	\$59.03	UTILITY SERVICES	1732	AT&T CORP
596059	04/14/2022	\$607.50	CONTRACT SERVICES	3577	ACTION DOOR REPAIR CORPORATION
596060	04/14/2022	\$8,856.74	SUPPLIES	1670	ADAMSON POLICE PRODUCTS
596061	04/14/2022	\$101,741.75	IMPROVEMENTS OTHER THAN BUILDING	199	ALL AMERICAN ASPHALT
596062	04/14/2022	\$358.06	VEHICLE MAINTENANCE/EXPENSES	3119	AMERICAN BIKE PATROL SERVICES INC
596063	04/14/2022	\$1,815.00	CONTRACT SERVICES	3488	ASPIRE RX INC
596064	04/14/2022	\$2,415.08	UTILITY SERVICES	39550	AT&T
596065	04/14/2022	\$4.76	UTILITY SERVICES	39550	AT&T
596066	04/14/2022	\$95.87	UTILITY SERVICES	73760	AT&T TELECONFERENCE SERVICES
596067	04/14/2022	\$12,983.58	CONTRACT SERVICES	16710	ATKINSON ANDELSON LOYA RUUD & ROMO
596068	04/14/2022	\$792.04	CONTRACT SERVICES	27170	BEVERLY HOSPITAL
596069	04/14/2022	\$674.23	SUPPLIES	159	BOUND TREE MEDICAL LLC



City of Montebello
Register of Demands No. 1529
From Payment Date: 04/07/22 - To Payment Date: 04/14/22

WARRANT #	DATE	AMOUNT	ACCOUNT DESCRIPTION	VENDOR #	VENDOR NAME
596070	04/14/2022	\$410.00	TRAINING	21620	BURRO CANYON ENTERPRISES INC
596071	04/14/2022	\$450.00	CONTRACT SERVICES	3561	CALI TRANSLATIONS LLC
596072	04/14/2022	\$179.00	PUBLIC SAFETY	58240	STATE OF CALIFORNIA-DEPARTMENT OF JUSTICE
596073	04/14/2022	\$299.10	UTILITY SERVICES	47580	CALIFORNIA WATER SERVICE COMPANY
596074	04/14/2022	\$946.75	CONTRACT SERVICES	40850	MARIA E CASAS
596075	04/14/2022	\$876.40	UTILITY SERVICES	55830	CHARTER COMMUNICATIONS
596076	04/14/2022	\$351.65	CONTRACT SERVICES	36870	CINTAS CORPORATION
596077	04/14/2022	\$1,552.02	RETIREMENT	3128	CITY OF BELL GARDENS
596078	04/14/2022	\$875.00	CONTRACT SERVICES	1595	FROG ENVIRONMENTAL INC
596079	04/14/2022	\$380.05	UNIFORM EXPENSE	55650	GALLS LLC
596080	04/14/2022	\$8,905.76	VEHICLE MAINTENANCE/EXPENSES	33720	GILLIG LLC
596081	04/14/2022	\$123.60	CONTRACT SERVICES	1650	GOLDEN STATE ELEVATOR SERVICE INC
596082	04/14/2022	\$6,489.00	CONTRACT SERVICES	3524	GOVOS INC
596083	04/14/2022	\$230.72	VEHICLE MAINTENANCE/EXPENSES	582	HYDRAULIC ELECTRIC INC
596084	04/14/2022	\$15,683.87	SUPPLIES	3340	INDUSTRIAL SAFETY LLC
596085	04/14/2022	\$4,193.28	VEHICLE MAINTENANCE/EXPENSES	27480	R & M HANSEN ENT INC
596086	04/14/2022	\$6,800.00	CONTRACT SERVICES	3480	JEFFREY ALAN TRAVIS
596087	04/14/2022	\$8,861.33	CONTRACT SERVICES	2539	JL GROUP LLC
596088	04/14/2022	\$21,822.00	CONTRACT SERVICES	3044	KAIZER RANGWALA
596089	04/14/2022	\$2,203.75	CONTRACT SERVICES	3138	KITTELSON & ASSOCIATES INC
596090	04/14/2022	\$195.00	CONTRACT SERVICES	8130	RICHARD D JONES A PROFESSIONAL LAW CORP
596091	04/14/2022	\$20,859.00	DUES & SUBSCRIPTIONS	26920	LEAGUE OF CALIFORNIA CITIES
596092	04/14/2022	\$2,780.00	CONTRACT SERVICES	1585	DR ANGELICA LOZA-GOMEZ MD PC
596093	04/14/2022	\$320.10	CONTRACT SERVICES	3574	MARIA GORYAN MAGDESYAN
596094	04/14/2022	\$860.20	CONTRACT SERVICES	74640	MISSION LINEN SUPPLY
596095	04/14/2022	\$31,919.96	CONTRACT SERVICES	34750	MBN SERVICES INC



City of Montebello
Register of Demands No. 1529
From Payment Date: 04/07/22 - To Payment Date: 04/14/22

WARRANT #	DATE	AMOUNT	ACCOUNT DESCRIPTION	VENDOR #	VENDOR NAME
596096	04/14/2022	\$3,916.00	VEHICLE MAINTENANCE/EXPENSES	2480	SOCAL AUTO & TRUCK PARTS INC
596097	04/14/2022	\$80.00	GENERAL GOVERNMENT	75190	DENISE NAVARRO
596098	04/14/2022	\$225.00	CONTRACT SERVICES	26370	NAVARROS TOWING SERVICE
596099	04/14/2022	\$1,354.70	CONTRACT SERVICES	41180	MANUEL NUNEZ
596100	04/14/2022	\$208.59	SUPPLIES	15620	OFFICE DEPOT INC
596101	04/14/2022	\$1,490.00	CONTRACT SERVICES	23340	ORANGE COUNTY TANK TESTING INC
596102	04/14/2022	\$5,115.00	CDBG-CV	2577	PARK VICTORIA APARTMENTS LLC
596103	04/14/2022	\$456.06	RETIREMENT	42490	LINDA PAYAN
596104	04/14/2022	\$1,211.66	FUEL	19700	SYNCHRONY BANK
596105	04/14/2022	\$1,999.98	PROMOTIONS	22	POSITIVE PROMOTIONS
596106	04/14/2022	\$467.46	SUPPLIES	161	PREMIERE CUSTOM SILKSCREENING
596107	04/14/2022	\$192.92	SUPPLIES	56260	PRUDENTIAL OVERALL SUPPLY
596108	04/14/2022	\$75.00	TRAINING	51460	RIO HONDO COMMUNITY COLLEGE
596109	04/14/2022	\$120.00	PARKS AND RECREATION	3570	PABLO RIVAS
596110	04/14/2022	\$325.25	GENERAL	3575	ROSE WHITTIER NAILS & SPA
596111	04/14/2022	\$5,377.68	CONTRACT SERVICES	673	SILVER & WRIGHT LLP
596112	04/14/2022	\$165.56	TRAINING	3576	GINA SKIBAR
596113	04/14/2022	\$21,656.14	UTILITY SERVICES	45630	SOUTHERN CALIFORNIA EDISON
596114	04/14/2022	\$38,457.08	FUEL INVENTORY	40520	SOUTHERN CALIFORNIA GAS CO
596115	04/14/2022	\$1,223.58	FRINGE BENEFITS	1990	STANDARD INSURANCE COMPANY
596116	04/14/2022	\$180.00	DUES & SUBSCRIPTIONS	526	T-MOBILE USA INC
596117	04/14/2022	\$189.75	CONTRACT SERVICES	9270	TANK SPECIALIST OF CALIFORNIA
596118	04/14/2022	\$5,945.38	VEHICLE MAINTENANCE/EXPENSES	60710	THE AFTERMARKET PARTS COMPANY LLC
596119	04/14/2022	\$4,500.00	CDBG-CV	3219	THE LUCKY LINCOLN LLC
596120	04/14/2022	\$187.00	DUES & SUBSCRIPTIONS	41430	THOMSON REUTERS - WEST
596121	04/14/2022	\$2,420.74	UTILITY SERVICES	72570	US TELEPACIFIC CORP



City of Montebello
Register of Demands No. 1529
From Payment Date: 04/07/22 - To Payment Date: 04/14/22

WARRANT #	DATE	AMOUNT	ACCOUNT DESCRIPTION	VENDOR #	VENDOR NAME
596122	04/14/2022	\$535.60	RETIREMENT	27300	ROBERT C TUFANO
596123	04/14/2022	\$1,680.00	CONTRACT SERVICES	1166	TURF TEAM INC
596124	04/14/2022	\$8,601.45	CONTRACT SERVICES	1188	TYLER TECHNOLOGIES INC
596125	04/14/2022	\$3,347.11	CONTRACT SERVICES	20070	UC REGENTS
596126	04/14/2022	\$14,918.43	CONTRACT SERVICES	3406	UNIVERSAL PROTECTION SERVICE LP
596127	04/14/2022	\$2,575.20	CONTRACT SERVICES	37	US SECURITY ASSOCIATES INC
596128	04/14/2022	\$400.00	CONTRACT SERVICES	3573	JOHN M VALDIVIA
596129	04/14/2022	\$38.01	UTILITY SERVICES	23610	VERIZON WIRELESS
596130	04/14/2022	\$2.35	RETIREMENT	58990	VISION SERVICE PLAN
596131	04/14/2022	\$7,627.50	CONTRACT SERVICES	6390	ZOLL MEDICAL CORPORATION GPO
596132	04/14/2022	\$298.83	CDBG-CV	45630	SOUTHERN CALIFORNIA EDISON
596133	04/14/2022	\$135.33	CDBG-CV	45630	SOUTHERN CALIFORNIA EDISON

CHECK TOTAL \$980,826.04

6093 - Successor Agency

1490	04/07/2022	\$2,050.00	CONTRACT SERVICES	15180	STEARNS CONRAD AND SCHMIDT CONSULTING ENG
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Total \$2,050.00

GRAND TOTAL \$2,217,070.91



CITY OF MONTEBELLO CITY COUNCIL
REGULAR MEETING AGENDA

MINUTES

WEDNESDAY, MARCH 9, 2022 AT 5:00 P.M.

**CITY HALL COUNCIL CHAMBERS
1600 WEST BEVERLY BOULEVARD
MONTEBELLO, CALIFORNIA**

OPENING CEREMONIES

CALL TO ORDER – Mayor Cobos-Cawthorne called the meeting to order at 5:06 p.m.

ROLL CALL – Members present were Mayor Cobos-Cawthorne, Mayor Pro Tem Jimenez, Councilmember Peralta, Councilmember Melendez, and Councilmember Torres. City Clerk Jimenez and Treasurer Gutierrez were also present.

STAFF PRESENT – City Attorney Arnold Alvarez-Glasman, City Manager René Bobadilla, Assistant City Manager Arlene Salazar, Deputy City Clerk Alicia Fernandez, Assistant to Deputy City Clerk Kimberly Guillen, and Records Coordinator Angelina Padilla.

PUBLIC COMMENTS FOR CLOSED SESSION ITEMS

None.

CLOSED SESSION – 5:00 P.M.

Mayor Cobos-Cawthorne recessed the meeting into Closed Session at 5:07 p.m. to consider the following closed session items:

1. THREAT TO PUBLIC SERVICES OR FACILITIES

Government Code Section 54957

Consultation with City Manager, Police Chief, City Attorney and other related City officials.

2. CONFERENCE WITH LABOR NEGOTIATORS (salary schedule)

Government Code Section 54957.6

Agency Negotiators: Rene Bobadilla, Nicholas Razo

Employee Groups: Various City employee groups including but not limited to MPMA, MFMA, MMMA, MSA, MPOA, MCEA, MFA and unrepresented employees.

3. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Government Code Section 54956.9(d)(1)
Francesca Tucker-Schuyler v. City of Montebello
Los Angeles Superior Court Case No. 20STCV22180

4. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Government Code Section 54956.8
Property: 5055 Passons Boulevard, Pico Rivera, CA 90660
Agency's Negotiator: René Bobadilla, City Manager
Negotiating Party: City of Pico Rivera
Under Negotiation: Price and Terms

REGULAR SESSION – NO LATER THAN 6:00 P.M.

CLOSED SESSION REPORT

Mayor Cobos-Cawthorne reconvened the meeting at 5:57 p.m. City Attorney Alvarez-Glasman provided the following Closed Session Report to the City Council: The City Council received a briefing on Item No's. 1 and 2, no final action was taken and there was nothing to report; the City Council received an update on Item No. 3, direction was provided but there was nothing to report; and the City Council received an update on Item No. 4 from the City Manager, no action was taken and there was nothing to report.

INVOCATION – Pastor Sebastian Petz, Montebello Christian Church

PLEDGE OF ALLEGIANCE – Genny Cervantes, Army Honor Guard

CORRECTIONS TO THE AGENDA – CITY MANAGER – No Corrections

CEREMONIAL/PRESENTATIONS

- 5. RECOGNITION OF CITIZEN OF THE MONTH – BARBARA RISHER WELCH, RISHER MORTUARY & CREMATION SERVICES** – Presented by Mayor Cobos-Cawthorne
- 6. RECOGNITION OF COVID-19 MEMORIAL – MARCH 13TH** – Presented by Mayor Cobos-Cawthorne
- 7. RECOGNITION OF WOMEN'S HISTORY MONTH** – Presented by Mayor Cobos-Cawthorne
- 8. RECOGNITION OF UTILITY BOX ART WINNERS** – Presented by Mayor Cobos-Cawthorne

PUBLIC COMMENTS ON NON-AGENDA AND AGENDA ITEMS (30 MINUTES)

The City Clerk Office acknowledged two (2) written public comments submitted to the City's public comment email address. Said comments are on file at the City Clerk's office.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

None.

OLD BUSINESS**9. APPROVE PROFESSIONAL SERVICES AGREEMENT NO. 3957 WITH 789, INC. FOR CITYWIDE BRAND UPDATE SERVICES**

Councilmember Torres asked a clarifying question. Deputy Director Michael Chee provided the City Council with a briefing of the Staff Report, stating that the current contract is only to secure service to provide a brand and logo concept which will be a tool for the City to use on how to deploy the style concept.

Councilmember Melendez motioned, seconded by Mayor Pro Jimenez to:

- 1) Authorize the City Manager to execute Professional Services Agreement No. 3957 with 789, Inc. For graphic design consulting services to update and refresh the City of Montebello and department branding and to develop a City-wide updated graphic standards manual.

Motion approved unanimously.

REGULAR BUSINESS**10. APPROVE AN ALTERNATIVE BUS OPERATOR RECRUITMENT AND SUPPORT PLAN FOR MONTEBELLO BUS LINES**

Director of Transportation Lupita Ibarra presented a PowerPoint presentation to the City Council.

Councilmember Melendez, Peralta, and Mayor Pro Tem Jimenez commended Ms. Ibarra for the presentation and expressed their support for this item.

Councilmember Torres asked clarifying questions regarding the status of the employment and driver classification; Ms. Ibarra providing a briefing.

Councilmember Peralta motioned, seconded by Mayor Pro Tem Jimenez to:

- 1) Approve an alternative Bus Operator Recruitment and Support Plan (Plan) for Montebello Bus Lines (MBL); and
- 2) Amend the Master Position Control by increasing Transit Dispatch Supervisor (TDS) positions from 12.0 Full-Time Equivalents (FTE) to 15.0 FTE in the Transit Department; and
- 3) Authorize the City Manager and/or his Designee to execute any necessary operational changes on behalf of the City of Montebello (City); and
- 4) Take such additional, and related, action that may be desirable.

Motion approved unanimously.

CONSENT CALENDAR

Councilmember Peralta and Mayor Cobos-Cawthorne pulled Item No. 12. Councilmember Peralta pulled Item No. 14 and Councilmember Torres pulled Item No. 15. Councilmember Torres motioned, seconded by Councilmember Melendez, that Item No's. 11, 13, and 16 be approved; motion was approved unanimously.

11. APPROVE GENERAL SERVICES AGREEMENT NO. 3960 BETWEEN THE CITY OF MONTEBELLO AND THE COUNTY OF LOS ANGELES

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve a new General Services Agreement between the City of Montebello and Los Angeles County; and
- 2) Authorize the City Manager to execute the agreement on behalf of the City; and
- 3) Direct the City Clerk's office to forward the executed agreement, together with a copy of the certified minutes of indicating City Council approval of this item.

12. SECOND READING AND ADOPTION OF ORDINANCE 2444 AMENDING THE MONTEBELLO MUNICIPAL CODE TO ESTABLISH THE BY-DISTRICT ELECTION PROCESS OF CITY COUNCILMEMBERS

Councilmember Peralta and Mayor Cobos-Cawthorne pulled this item for discussion.

Councilmember Peralta recognized City Council and Staff for the continued community engagement and requested that the remaining Public Hearings be scheduled outside of regularly scheduled City Council meetings dates, preferably during the weekend, to make it accessible to the public. Councilmember Peralta asked for consensus from the City Council to consider an allocation of funds for public outreach for the remaining of the events prior to adopting a final map.

Councilmember Melendez also suggested holding the remaining Public Hearings outside of regularly scheduled City Council meeting dates and asked for a briefing from the City Manager on allocation of funds for public outreach.

City Manager Bobadilla stated that the City Council previously approved an allocation of approximately \$20,000 for public outreach and engagement. Mr. Bobadilla suggested an additional appropriation of \$25,000 for public outreach and engagement.

Councilmember Torres commended City Council and Staff for providing extensive opportunities of engagement for the public and provided a summary to the public of the remaining proposed schedule of events and requested for Spanish translation services for at least one of the remaining Public Hearings. Furthermore, he stated the dollar amount allowable, for additional public outreach appropriation, under the City Manager's authority would be appropriate.

Mayor Cobos-Cawthorne asked a clarifying questions regarding the continued public outreach and translation services.

Mayor Pro Tem Jimenez motioned, seconded by Councilmember Torres to allocate \$25,000, or as otherwise approved under the City Manager's authority, for public outreach and engagement and include translation services for at least one of the remaining Public Hearings; and that the City Council:

- 1) Conduct the second reading and adopt Ordinance No. 2444 (Attachment A) establishing a by-district elections process for the election of City Councilmembers of the City of Montebello ("City"); and
- 2) Review and approve the new proposed tentative CVRA schedule; and
- 3) Take such additional, related, action that may be desirable.

Motion approved unanimously.

13. APPROVAL TO SUBMIT APPLICATION FOR THE CAL OFFICE OF EMERGENCY SERVICES (CAL OES)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the submission of the grant application for the California Fire Foundation Spring 2022 Grant Cycle; and
- 2) Take such additional, related, action that may be desirable.

14. REQUEST TO APPROVE PURCHASE OF A TRAINING CENTER FROM FORCIBLE ENTRY EQUIPMENT, INC. FOR FIRE OPERATIONS TRAINING

Councilmember Peralta pulled this item for discussion. Chief Paleaz provided the City Council with a briefing on the Staff Report and was available to answer any questions.

It was motioned by Mayor Cobos-Cawthorne seconded by Councilmember Melendez that the City Council:

- 1) Authorize the purchase of a Forcible Entry Conex Box Training Center in the amount of \$65,118 ; and
- 2) Authorize the City Manager to execute an agreement with Forcible Entry Equipment, Inc. in a not-to-exceed amount of \$75,000; and
- 3) Take such additional, related actions necessary to actions to effectively and efficiently procure the Fire Training Center.

Motion approved unanimously.

15. APPROVAL OF CITY COUNCIL MINUTES – DECEMBER 8, 2021 AND FEBRUARY 9, 2022

Councilmember Torres pulled this item for discussion and asked for an update on an Emergency Ordinance related to the shipping container analysis, policy regarding inclusivity as suggested by Councilmember Peralta, and requested the status on the Arts in Public Places item.

Councilmember Torres motioned to approve the minutes as written, seconded by Councilmember Peralta; motion was approved unanimously.

16. PAYMENT OF BILLS: RESOLUTION NO. 22-12 APPROVING THE CITY WARRANT REGISTER OF DEMANDS DATED MARCH 9, 2022

RECOMMENDATION: Adopt Resolution No. 22-12 approving the Warrant Register dated March 9, 2022.

AB 1234 TRAVEL REPORTS

The following City Council members provided the following:

- **Councilmember Melendez** – provided a briefing on his attendance at the California Contract Cities in Sacramento.
- **Councilmember Peralta** – provided a briefing on his attendance at the California Contract Cities in Sacramento.
- **Mayor Pro Tem Jimenez** – provided a briefing on his attendance at the California Contract Cities in Sacramento.
- **Councilmember Torres** – provided a briefing on his attendance at the California Contract Cities in Sacramento.
- **Mayor Cobos-Cawthorne** – provided a briefing on his attendance at the California Contract Cities in Sacramento.

COUNCIL ORALS

Councilmember Melendez requested for consensus to include a Council Oral for himself. Councilmember Torres was in favor of the request, so long as there was no action being taken on Councilmember's orals; there were no objections.

- **Councilmember Torres** – None
- **Councilmember Peralta**
 1. Women History Month: This month I will be recognizing women-owned businesses in Montebello. Nominate your favorite woman-owned business for a chance to win a surprise. Please send nominations to speralta@cityofmontebello.com or through social media.
- **Councilmember Melendez** – added the following Council Oral:
 1. Commemoration of the Armenian Genocide on April 24th, the local chapter reached out to see if there could be a partnership with the City to help put this event together. Councilmember Melendez asked to give staff direction to provide the Council with a guideline, budget or research the partnership possibility for this event and yearly. Councilmember Melendez asked for consensus from the City Council. Councilmember Torres asked a clarifying questions regarding procedure of not taking action on items that are not

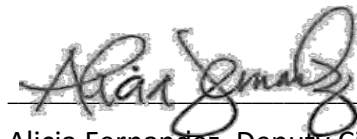
on the agenda and asked to make note that an exemption is being made and the same leniency be made in the future for others as well; consensus was received.

- **Mayor Pro Tem Jimenez** – highlighted the Women’s History Month.
- **Mayor Cobos-Cawthorne** – reminded the public about the upcoming Districting Open House events and East Side Transit Corridor Phase 2 Project Meeting on March 10th, 6-7:30 p.m. via zoom. Also wished her mother Linda Nicholas a Happy Birthday, Mel Escansa – a World War II Veteran and is turning 101 year’s old. Prior to adjourning she asked her colleagues to stand in solidarity with her, in memory of the people of Ukraine, and asked for consensus light up City Hall in Ukraine National colors of blue and yellow; consensus was received.

ADJOURNMENT

Councilmember Peralta motioned to adjourn, seconded by Councilmember Melendez, and the meeting was adjourned at 7:34 p.m.

THE MINUTES OF MARCH 9, 2022 ARE HEREBY APPROVED AND ADOPTED ON THIS 27TH DAY OF APRIL.



Alicia Fernandez, Deputy City Clerk

AGENDA & NON-AGENDA COMMENTS

Angelina Padilla

From: Margo DeArman <demargoman@gmail.com>
Sent: Monday, February 28, 2022 12:04 PM
To: comment, ccpublic

Follow Up Flag: Follow up
Flag Status: Flagged

I say GO top golf since it looks like the current owners of Montebello"Country Club"#1 looks like they have a hard time keeping the property up # They let anyone golf there..... It's gone down anyhow... TRY SOMETHING NEW!

PLEASE DO NOT CLICK ON UNKNOWN LINKS. Contact Montebello IT Division if you are unsure.

Angelina Padilla

From: mde4peace <mde4peace@gmail.com>
Sent: Wednesday, March 9, 2022 1:37 PM
To: comment, ccpublic
Subject: Public Comments City Council meeting Wednesday, March 9, 2022

Follow Up Flag: Follow up
Flag Status: Flagged

Unless I participate in the meeting and get called to present it my self, this is to be read into the public record by City Attorney and also please make make sure that all City Council members receive a copy.

To: City Council, paid staff and Commissioners etc.
From: Margot Eiser, concerned citizen, person, resident, tax payer voter.
Re: Agenda Item 9

Please, please, please vote NO on this item. **Do not waste any money on something as trivial as a logo.** At this time it makes no sense to spend any money to mess with the city logo while still using the name Montebello. For those who don't yet know, this is Italian for Beautiful Hill! It is very depressing to have to point out that obviously this name no longer applies to the city. The historically and environmentally significant namesake hills have been flattened, ruthlessly stripped of vegetation and the damage is encroaching on the habitat of the federally protected bird-the California gnatcatcher. Also, another landmark is Monterey Park's, flat still toxic dump which looms over the city. Thus, **to be accurate, name would have to** be changed to **MonteFEO!!!**

So, before you let the condo project proceed, we as citizens of the city demand that a new updated CEQA study and report be done! There are many others significant items which need to be addressed and we prefer to not have to go to an injunction!

*****PLEASE DO NOT CLICK ON UNKNOWN LINKS. Contact Montebello IT Division if you are unsure.*****



CITY OF MONTEBELLO
REGULAR CITY COUNCIL MEETING

MINUTES

WEDNESDAY, MARCH 23, 2022 AT 5:00 P.M.

**CITY HALL COUNCIL CHAMBERS
1600 WEST BEVERLY BOULEVARD
MONTEBELLO, CALIFORNIA**

OPENING CEREMONIES

CALL TO ORDER – Mayor Cobos-Cawthorne called the meeting to order at 5:14 p.m.

ROLL CALL – Members present were Mayor Cobos-Cawthorne, Mayor Pro Tem Jimenez, Councilmember Peralta, Councilmember Melendez, and Councilmember Torres. City Clerk Jimenez and Treasurer Gutierrez were also present.

STAFF PRESENT – City Attorney Arnold Alvarez-Glasman, City Manager René Bobadilla, Assistant City Manager Arlene Salazar, Deputy City Clerk Alicia Fernandez, Assistant to Deputy City Clerk Kimberly Guillen, and Records Coordinator Angelina Padilla.

PUBLIC COMMENTS FOR CLOSED SESSION ITEMS

None

CLOSED SESSION – 5:30 P.M.

Mayor Cobos-Cawthorne recessed the meeting into Closed Session at 5:14 p.m. to consider the following closed session items:

1. THREAT TO PUBLIC SERVICES OR FACILITIES

Government Code Section 54957

Consultation with City Manager, Police Chief, City Attorney and other related City officials.

2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Government Code Section 54956.9(d)(2)

One matter related to SB 1383 compliance

3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Government Code Section 54956.8

Property: 701 West Whittier Boulevard, Montebello

Agency Negotiator: René Bobadilla, City Manager

Under Negotiation: Price and Terms

4. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Government Code Section 54956.9 (d)(1)

Francesca Tucker-Schuyler v. City of Montebello

Los Angeles Superior Court Case No. 20STCV22180

REGULAR SESSION – 6:00 P.M.

CLOSED SESSION REPORT

Mayor Cobos-Cawthorne reconvened the meeting at 5:49 p.m. During Closed Session the City Council did not discuss Item No. 1. The City Council did not discuss Item No. 2 at this time; but recessed after the Regular Session to discuss. The City Council received a briefing on Item No. 3, no action was taken; nothing further to report. The City Council discussed Item No. 4 direction was provided to the City Attorney's Office; no action was taken; nothing further to report.

INVOCATION – Frank Salomone, St. Benedict's Italian Catholic, Federation Branch 111 of the National Italian Catholic Federation

PLEDGE OF ALLEGIANCE – Brad Keller, Chief of Police

CORRECTIONS TO THE AGENDA – CITY MANAGER – City Manager René Bobadilla removed Item No. 10 from the Consent Calendar to be discussed at a future meeting.

CEREMONIAL/PRESENTATIONS

5. RECOGNITION OF CHIEF BRAD KELLER'S 31 YEARS OF SERVICE

Fred Zermeno from Senator Bob Archuleta's Office presented a Proclamation.

Adriana Dugan from the Montebello Chamber of Commerce presented a Certificate.

Tami Omoto-Frias, Senior Budget Deputy, from Supervisor Hilda Solis's Office presented a Certificate.

Nayda Bahena, representative from Assembly member Christina Garcia's Office presented a Certificate.

City Attorney Arnold Glasman, City Manager René Bobadilla, Assistant City Manager Arlene Salazar, City Treasurer Gutierrez, and City Clerk Jimenez thanked Chief Keller for his years of service and wished him well on his retirement.

Council thanked Chief Keller for his years of service and wished him well.

PUBLIC COMMENTS ON NON-AGENDA AND AGENDA ITEMS (30 MINUTES)

The City Clerk Office's had three (3) members of the public wishing to address the City Council in person and one (1) member of the public wishing to be called. Speakers were provided three minutes to address the City Council and said speaker cards are on file at the City Clerk's office.

The City Clerk's Office acknowledged four (4) written public comments submitted to the City's public comment email address. Said comments are on file at the City Clerk's office.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

Director of Recreation & Community Services, David Sosnowski, announced the City's upcoming special events which included the Youth Baseball Opening Day on Saturday, April 2nd and the VetCare Pet Clinic at the Montebello City Park on Saturday, April 2nd from 9:00 a.m. to 1:00 p.m. Additionally, he announced that the Farmers Market Series will begin on Thursday, April 7th, from 5:00 p.m. to 9:00 p.m., at the Wells Fargo Parking Lot off of Whittier Boulevard and Montebello Boulevard.

REGULAR BUSINESS - NONE

CONSENT CALENDAR

Councilmember Torres pulled Item No. 12. Councilmember Melendez motioned, seconded by Torres, that Item No's. 6-9, 11, and 13-15 be approved; motion carried unanimously.

6. AB 361 FINDINGS

RECOMMENDATION: It is recommended that the City Council:

- 1) Receive and file this report and make the following findings: (a) The City Council has reconsidered the circumstances of the state of emergency; and (b) the following circumstances exist, (i) the state of emergency continues to directly impact the ability of the members to meet safely in person and (ii) the City Council continues to provide measures such as remote or hybrid meeting participation to promote social distancing; and
- 2) Take such additional, related, action that may be desirable.

7. ADOPT RESOLUTION NO. 22-13 TO AUTHORIZE SUBMITTING AN APPLICATION TO THE METRO BUS OPERATIONS SUBCOMMITTEE FOR FISCAL YEAR 2022 FEDERAL TRANSIT ADMINISTRATION SECTION 5307 – 15% DISCRETIONARY CAPITAL FUNDS

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt Resolution No. 22-13 to authorize submitting an application to the Metro Bus Operations Subcommittee (BOS) for Fiscal Year (FY) 2022 Federal Transit Administration (FTA) Section 5307 – 15% Discretionary Capital Funds; and
- 2) Take such additional, related, action that may be desirable.

8. **ADOPT RESOLUTION NO. 22-14 AUTHORIZING THE CITY MANAGER TO EXECUTE DOCUMENTS NECESSARY TO OBTAIN FUNDS PROVIDED BY SENATE BILL 1 (SB1)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt Resolution No. 22-14 authorizing the City Manager to execute documents necessary to obtain funds provided by Senate Bill 1 (SB1); and
- 2) Take such additional, related, action that may be desirable.

9. **ADOPT RESOLUTION NO. 22-15 TO PARTIALLY RESCIND RESOLUTION NO. 22-01, AND REAUTHORIZE AMENDING FEDERAL GRANT NO. CA-2021-169-00 FOR FEDERAL TRANSIT ADMINISTRATION FUNDING UNDER THE CORONAVIRUS RESPONSE AND RELIEF SUPPLEMENTAL APPROPRIATIONS ACT (CRRSAA) FUNDS**

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt Resolution No. 22-15 to partially rescind Resolution No. 22-01, and reauthorize amending Federal Grant No. CA-2021-169-00 for Federal Transit Administration (FTA) funding under the Coronavirus Response and Relief Supplemental Appropriations Act of 2021 (CRRSAA), to increase the grant amount for operating assistance from \$1,000,000 to \$9,292,827; and
- 2) Take such additional, related, action that may be desirable.

~~10. **APPROVE AN INCREASE TO THE PURCHASE ORDER FOR SOMMERS CONSTRUCTION SERVICES FOR EXTERIOR AND INTERIOR PAINTING OF CITY FACILITIES**~~

~~**RECOMMENDATION:** It is recommended that the City Council:~~

- ~~- 1) Approve an increase in the amount of \$155,000 to the purchase order for Sommers Construction Services for exterior and interior painting of city facilities; and
 - 2) Take such additional, related, actions that may be desirable.~~

City Manager Bobadilla pulled Item No. 10, to be discussed at a future meeting.

11. **BEACH STREET STORM DRAIN EMERGENCY REPAIR – FINAL REPORT AND NOTICE OF COMPLETION**

RECOMMENDATION: It is recommended that the City Council:

- 1) Receive and file the City Manager's final report of the emergency repair of the Beach Street Storm Drain pursuant to Montebello Municipal Code Section 3.20.140 and Public Contract Code Section 222035; and
- 2) Accept the Beach Street Storm Drain Emergency Repair Project as completed by Mike Bubalo Construction Co., Inc. and approve the final contract amount with Mike Bubalo Construction Co., Inc. in the amount of \$418,390; and

- 3) Amend the Fiscal Year 2021-22 budget by increasing appropriations by \$8,390 in Account No. 100-30-315-6040.45 (General Fund, Public Works, Stormwater, Contract Services – Storm Drain Maintenance)
- 4) Authorize the City Clerk to execute, verify and file the Notice of Completion (Attachment A) with the Los Angeles County Registrar-Recorder; and
- 5) Authorize the City Manager to release the retention payment due to Mike Bubalo Construction Co., Inc. following the mandatory waiting period from the date the Notice of Completion is recorded; and
- 6) Take such additional, related, action that may be desirable.

12. AUTHORIZATION TO RETAIN LAW FIRM STRADLING YOCCA CARLSON & RAUTH (STRADLING) FOR SERVICES RELATED TO SUB-LEASE/LEASE NEGOTIATIONS FOR THE GOLF COURSE AND TOP GOLF PROJECTS

Councilmember Torres asked Staff if there was a not-to-exceed amount for the services.

Director of Finance, Michael Solorza, stated that the City should receive an estimate sometime in the future. City Attorney Alvarez-Glasman provided further clarification.

Councilmember Torres motioned, seconded by Councilmember Peralta, that the City Council:

- 1) Authorize the City Manager to enter into a retention agreement with law firm Stradling Yocca Carlson & Rauth (Stradling) to provide special counsel in connection with the negotiation of a sublease agreement between the City and TopGolf USA MB, LLC and as bond and disclosure counsel with respect to the proposed financing of the TopGolf project and the proposed financing of modifications to the City's golf course.
- 2) Take such additional, related, action that may be desirable.

Motion carried unanimously.

13. APPROVAL OF CITY COUNCIL MINUTES – FEBRUARY 23, 2022

RECOMMENDATION: Approve said minutes as written.

14. PAYMENT OF BILLS: RESOLUTION NO. 22-16 APPROVING THE CITY WARRANT REGISTER OF DEMANDS DATED MARCH 23, 2022

RECOMMENDATION: Adopt Resolution No. 22-16 approving the Warrant Register dated March 23, 2022.

15. ADOPT RESOLUTION NO. 22-17 ESTABLISHING A POLICY TO ENSURE ALL CITY COUNCILMEMBERS ARE INFORMED OF AND INVITED TO ALL CITY EVENTS, CITY PHOTO OPPORTUNITIES AND RELATED CITY ACTIVITIES

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt Resolution (Attachment A) Establishing a Policy to Ensure All City Councilmembers are Informed of and Invited to All City of Montebello ("City") Events, City Photo Opportunities and Related City Activities; and
- 2) Take such additional, related, action that may be desirable.

AB 1234 TRAVEL REPORTS – None**COUNCIL ORALS**

Council member announcements; requests for future agenda items; conference/meetings reports.

• Councilmember Torres

- a. Agendizing Art in Public Places ordinance - Councilmember Torres felt that the Art in Public Places Ordinance had fallen low on the priority list. He requested consensus to have Staff agendize the item by the second meeting in April. Consensus was not received.
- b. Inconsistent and preferential application of council procedures - This item will be brought back at an upcoming meeting.
- c. Request for consensus to establish policy on positions in support of or against social and political platforms by the City of Montebello - Councilmember Torres believes that there should be a Resolution in place before the City makes statements of political impact. Consensus was not received.
- d. Request for consensus to calendar special strategic planning meeting - Councilmember Torres requested consensus to direct Staff to provide an update of the Budget Session from May 2021 in conjunction with the upcoming Budget Presentation. Consensus was not received.
- e. Missing financial reports on monthly disbursements and receipts as required per Montebello Mun. Code § 2.16.020.E - Councilmember Torres cited the Municipal Code for Revenue and Finance. He feels that the report that was provided lacks the information he wants to see.

• Councilmember Peralta

- a. Farmer's Market Ad Hoc Meeting Report - Councilmember Peralta provided a report from the Farmer's Market Ad Hoc Meeting.
- b. Recognizing the nominees for Favorite Women-Owned Businesses in Montebello in honor of Women's History Month:
 1. Denise Manookian Haopian - Heavenly Choice
 2. Pilar - Café Santo
 3. Soraya Acevedo - Acevedo Dental Group
 4. Adela - Aster Fabrics
 5. Evelyn Santos - Gentefy | BLVD MRKT | Alchemy Craft
 6. Lily - Whitter Rose Nails
 7. Angelica Anguiano - Blissful Beauty Salon
 8. Franchesca - The Design Studio
 9. Alex Soto - The Upstairs
 10. Bella Karla - The Golden Skewer
 11. Adriana - Chamber of Commerce
 12. Ashley - Antojitos de Ashley
 13. Pauline - April's Cakes
 14. Darlene Sanchez - Rejuvenating Skin
 15. Lola Fonseca - 1 Stop Beauty Bar

16. Alexis – MuttNaked

Councilmember Peralta recognized women-owned businesses in Montebello.

- **Councilmember Melendez** – None
- **Mayor Pro Tem Jimenez** – None
- **Mayor Cobos-Cawthorne**

Mayor Cobos-Cawthorne acknowledged the residents and participants from the Run Montebello Run group that participated in the Los Angeles Marathon.

Mayor Cobos-Cawthorne recessed the meeting into Closed Session at 7:48 p.m. to discuss Item No. 2. Mayor Cobos-Cawthorne reconvened the meeting at 8:10 p.m. The City Council received a briefing on Item No. 2, no action was taken; nothing further to report.

ADJOURNMENT

Councilmember Peralta motioned to adjourn the meeting at 8:11 p.m., seconded by Councilmember Melendez.

THE MINUTES OF MARCH 23, 2022 ARE HEREBY APPROVED AND ADOPTED ON THIS 27TH DAY OF APRIL 2022.



Alicia Fernandez, Deputy City Clerk

AGENDA & NON-AGENDA COMMENTS

Angelina Padilla

From: ELIZABETH ARENAS <batuc1@aol.com>
Sent: Friday, March 18, 2022 7:38 AM
To: comment, ccpublic
Subject: 4-hour street sweeping window

Good day, about 2-years ago an official notice went out to the residents regarding the street sweepers. We were told after the sweepers goes through we are allowed to parked back on the street. Out of curiosity, I called and spoke to a woman in the parking enforcement department. She told me that tickets will be issued to any vehicle parked during the 4-hour street sweepers period. I explained that NO official notice was disseminated to the residents Re the reenactment of the 4-hour street sweeping regulation. Word of mouth reenactment is not acceptable and it appears city hall is trying to get more revenue.

I also will challenge the 4-hour street sweepers window. City of Los Angeles is much bigger and they have a TWO hour street sweepers window. Please justify and reveal any study and/or documentation that it takes 4-hours to get to certain areas. Please provide the schedule and areas swept during the 4-hour window. This is extremely intrusive and unnecessary.

I would like to address the council in regards to my concerns and gets some answers.

Thank you

Sent from my iPhone

PLEASE DO NOT CLICK ON UNKNOWN LINKS. Contact Montebello IT Division if you are unsure.

Angelina Padilla

From: Catherine Luijt <opzoeker@gmail.com>
Sent: Monday, March 21, 2022 12:46 PM
To: comment, ccpublic
Subject: Fwd: Eastside Transit Corridor Phase 2 - Request for Data and Comment

Follow Up Flag: Follow up
Flag Status: Flagged

FYI and COPY - Mayor Cobos, Montebello City Council

----- Forwarded message -----

From: **Catherine Luijt** <opzoeker@gmail.com>
Date: Mon, Mar 21, 2022 at 12:31 PM
Subject: RE: Eastside Transit Corridor Phase 2 - Request for Data and Comment
To: <castsidephase2@metro.net>

Dear Metro Staff,

Please be so kind as to email me any environmental documents regarding the Eastside Transit Corridor Phase 2 study, when they become available for 2022.

Additionally, in reviewing my notes pertaining to the transit study for Montebello, I agree with Montebello Mayor Cobos, asking the Metro Planning staff to consider an underground transit segment due to traffic, safety, business, and aesthetic concerns.

Thank you so much for these Metro meetings and outreach.

Sincerely,
Catherine Luijt
(323) 434-3256
opzoeker@gmail.com

PLEASE DO NOT CLICK ON UNKNOWN LINKS. Contact Montebello IT Division if you are unsure.

Angelina Padilla

From: Jonathan Joyce <jonathanjjoyce@me.com>
Sent: Tuesday, March 22, 2022 12:04 PM
To: comment, ccpublic
Subject: Line 50Montebello bus line

Follow Up Flag: Follow up
Flag Status: Completed

Hello,

I do hope this email finds you well, and hopefully this is a good place to comment about Montebello bus lines.

I am a current resident in Whittier and am employed at Biola in La Mirada. Line 50 has been a reliable and inexpensive alternative to using a car for me when I was a student and now a employee at Biola. Ever since the pandemic began, service has been cut. I understand with workers having Covid loosing employees as well.

However I now find out that the portion from Whittier through La Mirada is is being considered to being cut. I STRONGLY appose this consideration because it would significantly hurt my financial situation and May even jeopardize my employment. I had to rearrange my schedule because the earliest and use Uber to get to work, which is expes When the morning line was cut but now I am worried that it would be cut altogether.

I am not the only one taking this bus. Just because it is not always full, does not mean other people depend on this bus line to get to work and school. I know many Cal High students take this bus, and it's easy to get to the DMV as well.

Plus, with gas prices going higher and higher, many more people would need to rely on public transportation to get around and I believe this is a really bad time to consider these changes.

I do hope you understand my concern and take my comments into consideration .

If you like to contact me, please respond here or call 562-968-4411.

Respectfully,

Jonathan Joyce
Sent from my iPhone

PLEASE DO NOT CLICK ON UNKNOWN LINKS. Contact Montebello IT Division if you are unsure.

Angelina Padilla

From: mde4peace <mde4peace@gmail.com>
Sent: Wednesday, March 23, 2022 12:06 PM
To: comment, ccpublic
Subject: Public Comment for Montebello City Council meeting March 23, 2022

To be read in it's entirety during Public Orals and entered into public record and have a copy given to each city council member.

To: City Council
From: Margot Eiser, concerned, involved citizen, person, resident, tax payer, voter
Re: Recent decisions of yours.

Good evening. Due to recent decision of yours with respect to keenly important matters, I feel compelled to remind you that if you, who are elected and supposed to represent us, believe in democratic principals, citizen involvement is absolutely essential in every decisions about all issues in the city. Consequently these decisions affect all of us I urge you to immediately increase opportunities for direct public involvement in every aspect of every matter. Refusal to do so disenfranchises us and raises serious questions. Respectfully submitted.

*****PLEASE DO NOT CLICK ON UNKNOWN LINKS. Contact Montebello IT Division if you are unsure.*****

March 23, 2022

Good evening;

Chiefs, staff, Councilmembers and Mayor. `

I was told by a resident Will Cevera that I should be vocal, no matter whose on City Council.

So I am here to speak on a few items that I feel need to be clarified.

Item "e" on Councilman Torres' orals;

Missing financial reports on monthly disbursements and receipts.

I've made a copy for you Councilman Torres it's called the Warrant Register, it can be found at the end of every Agenda. It's done twice a month.

It states the following Warrant #(which checking account, General etc.), Date, amount, account description, vendor# and vendor name. I reviewed all 7 pages and could Not find one missing, would you clarify for me which is missing?

Quarterly in-depth budget updates are given to all members of City Council, then reported by Director of Finance Mr. Solorza.

You Councilman Torres keep demanding monthly reports, as a business you're required to report quarterly. Since Property taxes are paid by L A County twice a year and Board of Equalization gives estimated amounts, then true sales tax revenues are paid quarterly, it would be impossible to get an accurate report monthly. The Finance Director could not report an exact revenue number due to irregularities, and that would not be transparent.

Quarter Treasurer's Reports are presented at regular council meeting. New ones, not previously reported, so up to date.

GFOA budget award which our city had never won in 100 years, think about that fact no other City manager or Finance Director had ever accomplished that award.

The Certificate of Achievement for Excellence in Financial Reporting (COA) was awarded to City of Montebello 2021 and in doing my research it's my understanding congratulations are due to Finance Director Solorza and his staff because Montebello won back to back awards for our financial reporting. That's the difference when our city has an expert like our Finance Director Solorza, thank you and your staff for all the work you've all done. All that during a Pandemic bravo!

I see posts made on FB and it's looks more like the National Enquirer, full of false so called facts.

For those posting call the State Auditors, no need our group MATCH 90640 didn't just complain posting on FB. We went to Sacramento on our own dime and testified before the JLAC committee and made history with a 13-0 full forensic audit of our city.

For those asking for the auditors, go back to presentation by Finance Director his report was submitted to State Auditors, so for those spreading lies about mismanagement or financial wrong doing Not true.

Agenda fiscal impact statements are actually easier to understand about what is being spend and from where, as a resident thank you.

Lastly I'd like to give credit to Director of Parks Mr. David Sosnowski for the Low Cost Pet Fair to be held 4/2 from 9 to 11 am.

This was presented at a Parks and Recreation meeting back in 2015 unfortunately our city was broke back then.

Thank you



City of Montebello
Register of Demands No. 1527

From Payment Date: 03/03/22 - To Payment Date: 03/10/22

WARRANT #	DATE	AMOUNT	ACCOUNT DESCRIPTION	VENDOR #	VENDOR NAME
4331	- General Account				
1736	03/03/2022	\$10,695.04	ADVERTISING/PRINTING SERVICES	2689	ACRO PRINTING INC
1737	03/03/2022	\$3,454.50	CONTRACT SERVICES	40670	ALL CITY MANAGEMENT SERVICES
1738	03/03/2022	\$644.49	SUPPLIES	2586	AMAZON CAPITAL SERVICES INC
1739	03/03/2022	\$7,398.09	CONTRACT SERVICES	3016	ANTARES GOLF LLC
1740	03/03/2022	\$334,594.40	CONTRACT SERVICES	40970	ARAKELIAN ENTERPRISES
1741	03/03/2022	\$48.51	ADVERTISING/PRINTING SERVICES	35980	SAEED RADMEHR
1742	03/03/2022	\$37,631.13	WATER PURCHASE RESALE	19120	CENTRAL BASIN MUNICIPAL WATER DISTRICT
1743	03/03/2022	\$345.17	SUPPLIES	10000	CLEAN SWEEP SUPPLY CO INC
1744	03/03/2022	\$23,560.00	CONTRACT SERVICES	3025	COMPLETE LANDSCAPE CARE INC
1745	03/03/2022	\$1,100.00	CONTRACT SERVICES	71920	TOYETTA L BEUKES
1746	03/03/2022	\$6,553.00	CONTRACT SERVICES	2793	IBE DIGITAL
1747	03/03/2022	\$555.00	CONTRACT SERVICES	16760	LIEBERT CASSIDY WHITMORE
1748	03/03/2022	\$318,104.01	IMPROVEMENTS OTHER THAN BUILDING - PAVING THE WAY	2954	MANHOLE ADJUSTING INC
1749	03/03/2022	\$640.00	CONTRACT SERVICES	19250	N/S CORPORATION
1750	03/03/2022	\$133,674.71	CONTRACT SERVICES	35250	NATIONWIDE ENVIRONMENTAL SERVICES
1751	03/03/2022	\$26.58	SUPPLIES	1120	BLUETRITON BRANDS INC
1752	03/03/2022	\$20,000.00	CONTRACT SERVICES	61050	REDFLEX TRAFFIC SYSTEMS
1753	03/03/2022	\$7,045.23	SUPPLIES	2594	THE SAUCE CREATIVE SERVICES CORP
1754	03/03/2022	\$68,713.27	FUEL INVENTORY	1059	AMBER RESOURCES LLC
1755	03/03/2022	\$17,655.00	CONTRACT SERVICES	75020	VASQUEZ & CO LLP
1756	02/14/2022	\$3,107.77	SUPPLIES	3163	BANK OF AMERICA
1757	02/14/2022	\$211.13	SUPPLIES	3163	BANK OF AMERICA
1758	02/14/2022	\$39.89	SUPPLIES	3163	BANK OF AMERICA
1759	02/14/2022	\$11.85	MAIL/ POSTAL EXPENSE	3163	BANK OF AMERICA
1760	02/14/2022	\$1,460.00	DUES & SUBSCRIPTIONS	3163	BANK OF AMERICA
1761	02/14/2022	\$253.79	SUPPLIES	3163	BANK OF AMERICA
1762	02/14/2022	\$15.75	SUPPLIES	3163	BANK OF AMERICA
1763	02/14/2022	\$156.39	SUPPLIES	3163	BANK OF AMERICA
1764	02/14/2022	\$1,503.81	PERMITS AND FEES	3163	BANK OF AMERICA
1765	02/14/2022	\$55.52	FUEL	3163	BANK OF AMERICA
1766	02/14/2022	\$75.09	FUEL	3163	BANK OF AMERICA
1767	03/10/2022	\$1,379.26	ADVERTISING/PRINTING SERVICES	2689	ACRO PRINTING INC
1768	03/10/2022	\$1,082.81	CONTRACT SERVICES	423	AIR EXCHANGE INC



City of Montebello
Register of Demands No. 1527

From Payment Date: 03/03/22 - To Payment Date: 03/10/22

WARRANT #	DATE	AMOUNT	ACCOUNT DESCRIPTION	VENDOR #	VENDOR NAME
1769	03/10/2022	\$3,109.05	CONTRACT SERVICES	40670	ALL CITY MANAGEMENT SERVICES
1770	03/10/2022	\$923.85	UNIFORM EXPENSE	20350	ALLSTAR FIRE EQUIPMENT INC
1771	03/10/2022	\$4,800.00	MACHINERY & EQUIPMENTS	3498	AMAZING AIR CONDITIONING
1772	03/10/2022	\$1,369.11	SUPPLIES	2586	AMAZON CAPITAL SERVICES INC
1773	03/10/2022	\$242.55	VEHICLE MAINTENANCE/EXPENSES	47980	AMERICAN MOVING PARTS
1774	03/10/2022	\$40.00	CARPOOL INCENTIVE	61470	ERIKA L ANDRADE
1775	03/10/2022	\$11,731.48	CONTRACT SERVICES	3016	ANTARES GOLF LLC
1776	03/10/2022	\$1,697.85	ADVERTISING/PRINTING SERVICES	35980	SAEED RADMEHR
1777	03/10/2022	\$40.00	CARPOOL INCENTIVE	17880	ANI CHUKHURYAN
1778	03/10/2022	\$15,082.20	SUPPLIES	10000	CLEAN SWEEP SUPPLY CO INC
1779	03/10/2022	\$3,287.13	VEHICLE MAINTENANCE/EXPENSES	75340	DELTA MOTOR COMPANY INC
1780	03/10/2022	\$1,633.44	CONTRACT SERVICES	2057	EVERNORTH BEHAVIORAL HEALTH
1781	03/10/2022	\$1,162.50	VEHICLE MAINTENANCE/EXPENSES	1259	GRAFFITI SHIELD INC
1782	03/10/2022	\$40.00	CARPOOL INCENTIVE	3123	NEIRA YESSIE GRANADOS
1783	03/10/2022	\$258.98	VEHICLE MAINTENANCE/EXPENSES	270	HARBOR DIESEL AND EQUIPMENT INC
1784	03/10/2022	\$14,042.52	CONTRACT SERVICES	2793	IBE DIGITAL
1785	03/10/2022	\$812.00	CONTRACT SERVICES	1612	JCL TRAFFIC SERVICES
1786	03/10/2022	\$7,220.11	SUPPLIES	26670	LIFE-ASSIST INC
1787	03/10/2022	\$417.63	VEHICLE MAINTENANCE/EXPENSES	1385	MUNCIE RECLAMATION AND SUPPLY COMPANY
1788	03/10/2022	\$640.00	CONTRACT SERVICES	19250	N/S CORPORATION
1789	03/10/2022	\$10,721.20	CONTRACT SERVICES	35250	NATIONWIDE ENVIRONMENTAL SERVICES
1790	03/10/2022	\$40.00	CARPOOL INCENTIVE	2203	SAMANTHA NEVAREZ
1791	03/10/2022	\$408.98	SUPPLIES	1938	P & R PAPER SUPPLY COMPANY INC
1792	03/10/2022	\$80.00	CARPOOL INCENTIVE	138	BRIANNON PADILLA
1793	03/10/2022	\$40.00	CARPOOL INCENTIVE	59960	JO ANN PANOSIAN
1794	03/10/2022	\$9,035.74	CONTRACT SERVICES	2925	R-DOORS INC
1795	03/10/2022	\$40.00	CARPOOL INCENTIVE	3089	NATALIE RAMIREZ
1796	03/10/2022	\$103.02	SUPPLIES	1120	BLUETRITON BRANDS INC
1797	03/10/2022	\$34,901.83	CONTRACT SERVICES	2787	S & S LABARGE GOLF INCORPORATED
1798	03/10/2022	\$15,350.00	IMPROVEMENTS OTHER THAN BUILDING	3369	SALLY SWANSON ARCHITECTS INC
1799	03/10/2022	\$4,940.31	SUPPLIES	2594	THE SAUCE CREATIVE SERVICES CORP
1800	03/10/2022	\$40.00	CARPOOL INCENTIVE	69960	NICOLE I SAUCEDO
1801	03/10/2022	\$6,116.63	FUEL INVENTORY	1059	AMBER RESOURCES LLC
1802	03/10/2022	\$30.00	CARPOOL INCENTIVE	3432	JOSEPHINE SERRANO
1803	03/10/2022	\$3,415.78	SUPPLIES	2686	THE SHERWIN-WILLIAMS CO



City of Montebello
Register of Demands No. 1527

From Payment Date: 03/03/22 - To Payment Date: 03/10/22

WARRANT #	DATE	AMOUNT	ACCOUNT DESCRIPTION	VENDOR #	VENDOR NAME
1804	03/10/2022	\$40.00	CARPOOL INCENTIVE	24280	MARTIN SOLANO
1805	03/10/2022	\$272.89	CONTRACT SERVICES	57140	UNDERGROUND SERVICE ALERT OF SOUTHERN CA
1806	03/10/2022	\$9,837.00	CONTRACT SERVICES	75020	VASQUEZ & CO LLP
1807	03/10/2022	\$33,500.00	IMPROVEMENTS OTHER THAN BUILDING	3021	WEST & ASSOCIATES ENGINEERING INC
1808	03/10/2022	\$11,622.00	CONTRACT SERVICES	59180	COMPUTER PROTECTION TECHNOLOGY INC
	ACH TOTAL	\$1,210,876.97			
595651	03/03/2022	\$3,920.42	UTILITY SERVICES	1732	AT&T CORP
595652	03/03/2022	\$120.00	PARKS AND RECREATION	3513	ALEJANDRA AGUILA
595653	03/03/2022	\$787.49	UTILITY SERVICES	2257	AIRESPRING INC
595654	03/03/2022	\$2,122.32	SUPPLIES	1870	ALEX & E PARTY RENTALS
595655	03/03/2022	\$1,972.88	CONTRACT SERVICES	50	APOLLO WOOD RECOVERY INC
595656	03/03/2022	\$6,500.00	CONTRACT SERVICES	3419	ARDA CAMPAIGNS LLC
595657	03/03/2022	\$548.85	UTILITY SERVICES	38380	AT&T
595658	03/03/2022	\$14,475.10	UTILITY SERVICES	39550	AT&T
595659	03/03/2022	\$60.00	PARKS AND RECREATION	3512	JOSE BARRAGAN
595660	03/03/2022	\$120.00	CONTRACT SERVICES	45540	BENNYS OIL FILTER RECYCLING
595661	03/03/2022	\$120.00	TRAINING	21620	BURRO CANYON ENTERPRISES INC
595662	03/03/2022	\$675.00	PERMITS AND FEES	28120	STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS
595663	03/03/2022	\$1,441.29	UTILITY SERVICES	47580	CALIFORNIA WATER SERVICE COMPANY
595664	03/03/2022	\$273.76	VEHICLE MAINTENANCE/EXPENSES	3515	MARK CAMPBELL
595665	03/03/2022	\$1,651.00	SUPPLIES	3505	MICHAEL CAPALBO
595666	03/03/2022	\$87.37	UTILITY SERVICES	55830	CHARTER COMMUNICATIONS
595667	03/03/2022	\$2,161.05	VEHICLE MAINTENANCE/EXPENSES	45170	MONTEBELLO AUTO GROUP LLC
595668	03/03/2022	\$5,157.98	MACHINERY & EQUIPMENTS	11990	CUMMINS ALLISON CORP
595669	03/03/2022	\$1,142.41	VEHICLE MAINTENANCE/EXPENSES	950	CUMMINS PACIFIC LLC
595670	03/03/2022	\$9,041.32	SUPPLIES	25660	E-Z GO DIVISION OF TEXTRON
595671	03/03/2022	\$634.61	CONTRACT SERVICES	3334	EAGLE PORTABLES SANITATION LLC
595672	03/03/2022	\$173.28	CONTRACT SERVICES	1894	ECONOMY RENTAL INC
595673	03/03/2022	\$50.00	ADVERTISING/PRINTING SERVICES	2123	ENDEAVOR BUSINESS MEDIA LLC
595674	03/03/2022	\$1,685.77	VEHICLE MAINTENANCE/EXPENSES	29160	FORD OF MONTEBELLO
595675	03/03/2022	\$35,799.22	BUILDING IMPROVEMENTS	3240	FOUNDATION BUILDING MATERIALS
595676	03/03/2022	\$55.00	GENERAL GOVERNMENT	3509	VALERIE GARCIA
595677	03/03/2022	\$25.00	RECREATION CLASSES	3517	ERICK GARCIA ROSAS



City of Montebello
Register of Demands No. 1527

From Payment Date: 03/03/22 - To Payment Date: 03/10/22

WARRANT #	DATE	AMOUNT	ACCOUNT DESCRIPTION	VENDOR #	VENDOR NAME
595678	03/03/2022	\$153.27	VEHICLE MAINTENANCE/EXPENSES	455	GOLDEN STATE FASTENERS & SUPPLY INC
595679	03/03/2022	\$8,323.14	CONTRACT SERVICES	33460	GOODYEAR TIRE & RUBBER COMPANY
595680	03/03/2022	\$855.00	DUES & SUBSCRIPTIONS	1740	GREATER LOS ANGELES AREA COUNCIL
595681	03/03/2022	\$80.00	GENERAL GOVERNMENT	3508	DAYANA ILLESCAS
595682	03/03/2022	\$3,407.04	VEHICLE MAINTENANCE/EXPENSES	27480	R & M HANSEN ENT INC
595683	03/03/2022	\$6,927.75	CONTRACT SERVICES	2942	JAIRIOS PLUMBING INC
595684	03/03/2022	\$1,797.89	LEASE PAYMENT	2405	JCB FINANCE
595685	03/03/2022	\$31,408.00	BUILDING IMPROVEMENTS	2156	LEED ELECTRIC INC
595686	03/03/2022	\$18.00	DUES & SUBSCRIPTIONS	9200	LOS ANGELES COUNTY ASSESSOR OFFICE
595687	03/03/2022	\$500.00	DUES & SUBSCRIPTIONS	56630	LAPCA
595688	03/03/2022	\$2,120.20	CONTRACT SERVICES	74640	MISSION LINEN SUPPLY
595689	03/03/2022	\$8,225.38	UTILITY SERVICES	4760	MONTEBELLO LAND & WATER CO
595690	03/03/2022	\$1,000.00	ADVERTISING/PRINTING SERVICES	2355	MONTEBELLO ROTARY CLUB
595691	03/03/2022	\$10,037.12	VEHICLE MAINTENANCE/EXPENSES	2480	SOCAL AUTO & TRUCK PARTS INC
595692	03/03/2022	\$7,471.03	CONTRACT SERVICES	3225	NELSON NYGAARD CONSULTING ASSOC INC
595693	03/03/2022	\$295.43	SUPPLIES	15620	OFFICE DEPOT INC
595694	03/03/2022	\$10.00	RECREATION CLASSES	3511	JERI OLEA
595695	03/03/2022	\$1,701.00	IMPROVEMENTS OTHER THAN BUILDING	3028	ONWARD ENGINEERING
595696	03/03/2022	\$44.28	UTILITY SERVICES	100	PICO WATER DISTRICT
595697	03/03/2022	\$1,775.57	CONTRACT SERVICES	3279	PROCURE AMERICA INC
595698	03/03/2022	\$60.00	PARKS AND RECREATION	3514	MARIA RODRIGUEZ
595699	03/03/2022	\$78,508.28	UTILITY SERVICES	14730	SAN GABRIEL VALLEY WATER CO
595700	03/03/2022	\$127,439.10	IMPROVEMENTS OTHER THAN BUILDING	20770	SEQUEL CONTRACTORS INC
595701	03/03/2022	\$3,553.08	UTILITY SERVICES	40520	SOUTHERN CALIFORNIA GAS CO
595702	03/03/2022	\$810.95	VEHICLE MAINTENANCE/EXPENSES	168	SOUTHERN COACH MFG CO INC
595703	03/03/2022	\$6,714.50	UTILITY SERVICES	526	T-MOBILE USA INC
595704	03/03/2022	\$250.00	GENERAL GOVERNMENT	3510	OFELIA TEJADA
595705	03/03/2022	\$11,985.24	VEHICLE MAINTENANCE/EXPENSES	60710	THE AFTERMARKET PARTS COMPANY LLC
595706	03/03/2022	\$187.00	DUES & SUBSCRIPTIONS	41430	THOMSON REUTERS - WEST
595707	03/03/2022	\$566.85	SUPPLIES	3110	TOMAS ALVARADO
595708	03/03/2022	\$18,365.97	CONTRACT SERVICES	3406	UNIVERSAL PROTECTION SERVICE LP
595709	03/03/2022	\$2,598.40	CONTRACT SERVICES	37	US SECURITY ASSOCIATES INC
595710	03/03/2022	\$2,577.34	UTILITY SERVICES	23610	VERIZON WIRELESS
595711	03/03/2022	\$1,004.43	SUPPLIES	9470	W W GRAINGER INC
595712	03/03/2022	\$1,556.74	SUPPLIES	3088	WAXIES ENTERPRISES LLC



City of Montebello
Register of Demands No. 1527

From Payment Date: 03/03/22 - To Payment Date: 03/10/22

WARRANT #	DATE	AMOUNT	ACCOUNT DESCRIPTION	VENDOR #	VENDOR NAME
595713	03/03/2022	\$1,715.50	BUILDING IMPROVEMENTS	3459	WORKSITE INTERNATIONAL INC
595714	03/03/2022	\$1,141.00	CONTRACT SERVICES	71170	YOUNG ELECTRIC SIGN COMPANY
595715	03/10/2022	\$12,249.49	UTILITY SERVICES	47580	CALIFORNIA WATER SERVICE COMPANY
595716	03/10/2022	\$1,113.88	SUPPLIES	15620	OFFICE DEPOT INC
595717	03/10/2022	\$14.57	CONTRACT SERVICES	1674	1st JON INC
595718	03/10/2022	\$2,318.00	VEHICLE MAINTENANCE/EXPENSES	3333	A & A FLEET PAINTING INC
595719	03/10/2022	\$59.03	UTILITY SERVICES	1732	AT&T CORP
595720	03/10/2022	\$7,902.80	AFLAC OTHER	55860	AFLAC
595721	03/10/2022	\$27,968.00	CONTRACT SERVICES	3411	AIM CONSULTING SERVICES
595722	03/10/2022	\$1,830.00	CONTRACT SERVICES	53370	EUROFINS ANA LABORATORIES INC
595723	03/10/2022	\$421.58	UTILITY SERVICES	39550	AT&T
595724	03/10/2022	\$72.40	UTILITY SERVICES	73760	AT&T TELECONFERENCE SERVICES
595725	03/10/2022	\$25,005.47	CONTRACT SERVICES	16710	ATKINSON ANDELSON LOYA RUUD & ROMO
595726	03/10/2022	\$2,100.00	VEHICLE MAINTENANCE/EXPENSES	278	ATLAS RADIATOR INC
595727	03/10/2022	\$2,500.00	ADVERTISING/PRINTING SERVICES	27170	BEVERLY HOSPITAL
595728	03/10/2022	\$8,827.50	CONTRACT SERVICES	3130	BLAIS & ASSOCIATES LLC
595729	03/10/2022	\$5,864.00	CONTRACT SERVICES	243	BLACK ODOWD AND ASSOCIATES
595730	03/10/2022	\$546.98	SUPPLIES	159	BOUND TREE MEDICAL LLC
595731	03/10/2022	\$3,253.68	CONTRACT SERVICES	34760	CALIFORNIA STATE CONTROLLERS OFFICE
595732	03/10/2022	\$4,552.87	UTILITY SERVICES	47580	CALIFORNIA WATER SERVICE COMPANY
595733	03/10/2022	\$435.00	CONTRACT SERVICES	3204	COASTAL OCCUPATIONAL MEDICAL GROUP
595734	03/10/2022	\$160.00	INCURRED CLAIMS	1643	COMPANY NURSE
595735	03/10/2022	\$1,543.91	VEHICLE MAINTENANCE/EXPENSES	950	CUMMINS INC
595736	03/10/2022	\$175.00	CONTRACT SERVICES	2759	D F POLYGRAPH
595737	03/10/2022	\$430.00	ADVERTISING/PRINTING SERVICES	1354	DAILY JOURNAL CORPORATION
595738	03/10/2022	\$898.51	CONTRACT SERVICES	47770	DUTHIE ELECTRIC SERVICE CORPORATION
595739	03/10/2022	\$3,969.00	CONTRACT SERVICES	3405	ELECTRIC CAR SALES AND SERVICES INC
595740	03/10/2022	\$60.00	PARKS AND RECREATION	3518	ANGELINE ESCOBAR
595741	03/10/2022	\$60.00	PARKS AND RECREATION	3521	ALAN FIGUEROA
595742	03/10/2022	\$150.00	DUES & SUBSCRIPTIONS	70230	FOOTHILL FIRE CHIEFS ASSOCIATION
595743	03/10/2022	\$1,920.41	VEHICLE MAINTENANCE/EXPENSES	29160	FORD OF MONTEBELLO
595744	03/10/2022	\$613.00	UNIFORM EXPENSE	55650	GALLS LLC
595745	03/10/2022	\$535.60	VEHICLE MAINTENANCE/EXPENSES	30190	IB AUTO PARTS INC
595746	03/10/2022	\$347.56	CONTRACT SERVICES	3036	HERITAGE-CRYSTAL CLEAN LLC
595747	03/10/2022	\$3,017.28	CONTRACT SERVICES	1357	IRON MOUNTAIN INC



City of Montebello
Register of Demands No. 1527

From Payment Date: 03/03/22 - To Payment Date: 03/10/22

WARRANT #	DATE	AMOUNT	ACCOUNT DESCRIPTION	VENDOR #	VENDOR NAME
595748	03/10/2022	\$1,395.00	CONTRACT SERVICES	3302	JACOB GREEN & ASSOCIATES INC
595749	03/10/2022	\$1,222.65	VEHICLE MAINTENANCE/EXPENSES	2405	SOCAL JCB
595750	03/10/2022	\$34,109.00	CONTRACT SERVICES	3044	KAIZER RANGWALA
595751	03/10/2022	\$268.40	SUPPLIES	3035	LA COUNTY SHERIFF'S DEPARTMENT
595752	03/10/2022	\$303.40	VEHICLE MAINTENANCE/EXPENSES	20620	LOS ANGELES TRUCK CENTERS LLC
595753	03/10/2022	\$268,185.00	CONTRACT SERVICES	3422	MIKE BUBALO CONSTRUCTION CO INC
595754	03/10/2022	\$2,286.14	SUPPLIES	2480	SOCAL AUTO & TRUCK PARTS INC
595755	03/10/2022	\$612.50	SUPPLIES	3516	NATIONWIDE MEDICAL SURGICAL INC
595756	03/10/2022	\$450.00	CONTRACT SERVICES	26370	NAVARROS TOWING SERVICE
595757	03/10/2022	\$1,666.63	SUPPLIES	15620	OFFICE DEPOT INC
595758	03/10/2022	\$42,849.50	IMPROVEMENTS OTHER THAN BUILDING	3028	ONWARD ENGINEERING
595759	03/10/2022	\$40.00	CARPOOL INCENTIVE	65330	WENDY PEREZ
595760	03/10/2022	\$175.76	MAIL/ POSTAL EXPENSE	697	QUADIENT FINANCE USA INC
595761	03/10/2022	\$120.00	PARKS AND RECREATION	3525	MADLINE QUEZADA
595762	03/10/2022	\$2,000.00	ADVERTISING/PRINTING SERVICES	1415	SAN GABRIEL VALLEY COMMERCE & CITIES CONSORTIUM
595763	03/10/2022	\$2,043.09	UTILITY SERVICES	14730	SAN GABRIEL VALLEY WATER CO
595764	03/10/2022	\$2,050.00	CONTRACT SERVICES	15180	STEARNS CONRAD AND SCHMIDT CONSULTING ENG
595765	03/10/2022	\$616,454.51	IMPROVEMENTS OTHER THAN BUILDING	20770	SEQUEL CONTRACTORS INC
595766	03/10/2022	\$60.00	PARKS AND RECREATION	3519	VIJAY SHEKHAWAT
595767	03/10/2022	\$2,035.18	CONTRACT SERVICES	2361	SIEMENS MOBILITY
595768	03/10/2022	\$636.58	CARPOOL INCENTIVE	28240	SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT
595769	03/10/2022	\$148,642.14	UTILITY SERVICES	45630	SOUTHERN CALIFORNIA EDISON
595770	03/10/2022	\$34,548.02	FUEL INVENTORY	40520	SOUTHERN CALIFORNIA GAS CO
595771	03/10/2022	\$86,537.77	CONTRACT SERVICES	3439	SPORTFIVE GOLF LLC
595772	03/10/2022	\$10,789.61	CONTRACT SERVICES	13330	STATE WATER RESOURCES CONTROL BOARD ACCOUNTING OFFICE
595773	03/10/2022	\$3,405.49	CONTRACT SERVICES	6230	SYMPRO INC
595774	03/10/2022	\$906.25	CONTRACT SERVICES	3464	SYSLOGIC INC
595775	03/10/2022	\$478.41	CONTRACT SERVICES	13580	TENNANT SALES AND SERVICE CO
595776	03/10/2022	\$6,457.57	VEHICLE MAINTENANCE/EXPENSES	60710	THE AFTERMARKET PARTS COMPANY LLC
595777	03/10/2022	\$187.00	DUES & SUBSCRIPTIONS	41430	THOMSON REUTERS - WEST
595778	03/10/2022	\$12,823.32	MACHINERY & EQUIPMENTS	1188	TYLER TECHNOLOGIES INC
595779	03/10/2022	\$281.23	CONTRACT SERVICES	131	UNITED SITE SERVICES INC
595780	03/10/2022	\$8,991.42	CONTRACT SERVICES	3406	UNIVERSAL PROTECTION SERVICE LP
595781	03/10/2022	\$2,690.00	TRAINING	11430	WESTGATE CENTER FOR LEADERSHIP
595782	03/10/2022	\$5,581.40	CONTRACT SERVICES	37	US SECURITY ASSOCIATES INC



City of Montebello
Register of Demands No. 1527

From Payment Date: 03/03/22 - To Payment Date: 03/10/22

WARRANT #	DATE	AMOUNT	ACCOUNT DESCRIPTION	VENDOR #	VENDOR NAME
595783	03/10/2022	\$258.13	VEHICLE MAINTENANCE/EXPENSES	2701	VARGAS DIESEL INC
595784	03/10/2022	\$7,000.00	CONTRACT SERVICES	3433	VECTIS DC LLC
595785	03/10/2022	\$7,514.29	UTILITY SERVICES	23610	VERIZON WIRELESS
595786	03/10/2022	\$732.50	CONTRACT SERVICES	47600	NEXUS HOLDING LLC
595787	03/10/2022	\$678.89	SUPPLIES	9470	W W GRAINGER INC
595788	03/10/2022	\$570.70	VEHICLE MAINTENANCE/EXPENSES	53450	R & O MCINTYRE INC
595789	03/10/2022	\$2,500.00	CONTRACT SERVICES	3323	WASHINGTON CONSULTING GROUP LLC
595790	03/10/2022	\$300.00	CONTRACT SERVICES	328	ANNE L DONOFRIO
CHECK TOTAL		\$1,877,738.60			
GRAND TOTAL		\$3,088,615.57			

AGENDA & NON-AGENDA SPEAKER CARDS



SPEAKER CARD

Please Note: Address and phone number are optional and not required to speak.

Public Comment/Speaker Card must be submitted to City Clerk's Office prior to 5:00 p.m. for live meetings or in accordance with Assembly Bill 361 for video/audio meetings.

Type of Comment:Closed Session ☐Non-Agenda Item ☒**AGENDA ITEM NO.** _____**Meeting Date:**

3/23/22

Time Received:

5:55

Date Received:

3/23/22

SPEAKER'S FULL NAME:

MICHAEL FRANUSCO

PHONE:(323) 595-5301
(Optional)**ADDRESS:**

121 N. 5th St UNIT 13

(Optional)

ORGANIZATION REPRESENTED:

BLVD MARKET

Opposed ☐In Support ☐Neutral ☒**TOPIC:**

N/A

NOTES:

CONTACT INFO / BLVD MARKET / @ODE ENFORCE

ACCOMMODATIONS: _____**Translation Needed:**No ☐Yes ☐

Language: _____

Received by Staff _____**Received Via:**Email ☐Phone ☐In Person ☒



SPEAKER CARD

Please Note: Address and phone number are optional and not required to speak.

Public Comment/Speaker Card must be submitted to City Clerk's Office prior to 5:00 p.m. for live meetings or in accordance with Assembly Bill 361 for video/audio meetings.

Type of Comment:

Closed Session ☐

Non-Agenda Item ☐

AGENDA ITEM NO. _____

Meeting Date: 3/23/12

Time Received: _____

Date Received: _____

SPEAKER'S FULL NAME:

Tila Gregorian

PHONE:

(323) 722-3524

(Optional)

ADDRESS:

1061 Hibiscus St.

(Optional)

ORGANIZATION REPRESENTED: _____

Opposed ☐

In Support ☐

Neutral ☐

TOPIC: _____

NOTES: _____

ACCOMMODATIONS: _____

Translation Needed:

No ☐

Yes ☐

Language: _____

Received by Staff _____

Received Via:

Email ☐

Phone ☐

In Person ☒

CITY OF MONTEBELLO

Request No. 31



SPEAKER CARD

Please Note: Address and phone number are optional and not required to speak.

Public Comment/Speaker Card must be submitted to City Clerk's Office prior to 5:00 p.m. for live meetings or in accordance with Assembly Bill 361 for video/audio meetings.

Type of Comment:

Closed Session ☐

Non-Agenda Item ☐

AGENDA ITEM NO. _____

Meeting Date: _____

Time Received: _____

Date Received: _____

SPEAKER'S FULL NAME:

Jinfa Kueas

PHONE: _____

(Optional)

ADDRESS: _____

ORGANIZATION REPRESENTED:

MATHE 90640

Opposed ☐ In Support ☐ Neutral ☐ **TOPIC:** _____

NOTES: _____

ACCOMMODATIONS: _____

Translation Needed: No ☐ Yes ☐ Language: _____

Received by Staff _____ **Received Via:** Email ☐ Phone ☐ In Person ☒



SPEAKER CARD

Please Note: Address and phone number are optional and not required to speak.

Public Comment/Speaker Card must be submitted to City Clerk's Office prior to 5:00 p.m. for live meetings or in accordance with Assembly Bill 361 for video/audio meetings.

Type of Comment:

Closed Session ☐

Non-Agenda Item ☒

AGENDA ITEM NO. _____

Meeting Date: 3/23/22

Time Received: 4:09pm

Date Received: 3/22/22

SPEAKER'S FULL NAME:

Alexandra Madrigal

PHONE:

323-440-3404

(Optional)

ADDRESS: _____

(Optional)

ORGANIZATION REPRESENTED: _____

Opposed ☐

In Support ☐

Neutral ☐

TOPIC: speed bumps & another item

NOTES:

to be called

ACCOMMODATIONS: _____

Translation Needed:

No ☐

Yes ☐

Language: _____

Received by Staff

Angelina Padilla

Received Via:

Email ☐

Phone ☒

In Person ☐

called @ 7:14pm.



CITY OF MONTEBELLO

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

FROM: René Bobadilla, P.E., City Manager

BY: James Enriquez, Director of Public Works / City Engineer

SUBJECT: **Adopt Resolution No. 22-29 for the Fiscal Year 2022-23 Levy of Annual Assessments for the Natasha Lane Sewer and Storm Drain Pump Station Assessment District**

DATE: April 27, 2022

RECOMMENDATIONS:

It is recommended that the City Council:

- 1) Adopt Resolution No. 22-29 (Attachment A) establishing the City's intention for the Fiscal Year 2022-23 Levy of Annual Assessments for the Natasha Lane Sewer and Storm Drain Pump Station Assessment District; and,
- 2) Authorize the City Engineer to prepare and file a Preliminary Engineer's Report; and,
- 3) Take such additional, related actions that may be desirable.

FISCAL IMPACT

The operation and maintenance costs for the sewer and storm drain facilities servicing this development will be funded through the FY 2022-23 annual assessment district. The FY 2022-23 budget will include appropriations for both revenue received and associated expenditures required to maintain the sewer and storm drain in the district.

BACKGROUND

Natasha Lane is a twenty-unit housing development located near the intersection of Whittier Boulevard and Bluff Road completed in 2005. Due to the topography, the development included construction of sewer and storm drain pump stations. The City is

Adopt Resolution No. 22-29 for the Fiscal Year 2022-23 Levy of Annual Assessments for the Natasha Lane Sewer and Storm Drain Pump Station Assessment District

Page 2 of 2

responsible for the maintenance and operation of the pump stations and appurtenant facilities.

The properties benefiting from these improvements were assessed in FY 2019-2020. Continued assessment of the properties benefiting from these improvements is being proposed to offset the cost of maintenance and operation for FY 2022-23.

The boundary of the assessment district is shown in Exhibit “A” attached to the Resolution.

The attached Resolution establishes the City Council’s intention to levy the assessment and orders the preparation of a Preliminary Engineer’s Report for the assessment district. The approval of the Resolution initiates the assessment proceedings. There will be a subsequent Public Hearing to present the Preliminary Engineer’s Report and approve the recommended assessments. Upon approval, Staff will work with the County of Los Angeles to transmit the requisite documentation to place the assessment on the property owner’s annual property tax bill.

SUMMARY

The City Council will consider approval of a Resolution establishing the City’s intention to levy an assessment for the operation and maintenance of the sewer and storm drain pump stations installed as part of the Natasha Lane housing development and orders the preparation and filing of a Preliminary Engineer’s Report for the assessment district. Continued assessment of the properties benefiting from these improvements is necessary to offset the cost of maintenance, operation, and replacement.

ATTACHMENT:

A. Attachment A – Resolution No. 22-29

ATTACHMENT A

RESOLUTION NO. 22-29

RESOLUTION OF THE CITY OF MONTEBELLO INITIATING PROCEEDINGS FOR THE FISCAL YEAR 2022-2023 LEVY OF ANNUAL ASSESSMENTS FOR SEWER PUMP STATION AND STORM DRAIN PUMP STATION OPERATION AND MAINTENANCE FOR THE PROPERTIES LOCATED ALONG NATASHA LANE AND AUTHORIZING THE CITY ENGINEER TO PREPARE AND FILE A PRELIMINARY ENGINEER'S REPORT.

RECITALS

WHEREAS, the City Council of the City of Montebello proposes to levy the annual assessment for the properties 1 to 20 located along Natasha Lane (see Exhibit "A"), for the Sewer Pump Station and Storm Water Pump Station Operation and Maintenance District (hereinafter referred to as the District) pursuant to the provision of Division 15, Part 2, of the Streets and Highways Code of the State of California; and

WHEREAS, the Provisions of Division 15, Part 2, require a written report in accordance with Chapter 3 (commencing with Section 22620).

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MONTEBELLO HEREBY RESOLVES, FINDS, AND DECLARES AS FOLLOWS:

SECTION 1: That the above recital are all true and correct and are hereby incorporated herein,

SECTION 2: The City Engineer is hereby ordered to prepare and file with the City Council a preliminary report relating to the FY 2022-2023 levy of annual assessments for said District in accordance with the provisions of Chapter 3 (commencing with Section 22620) of Part 2 of Division 15 of the Streets and Highways Code of the State of California.

SECTION 3: Upon completion, said report shall be filed with the City Clerk who shall then submit the same to this City Council for its consideration pursuant to Section 22623 of said Streets and Highways Code.

APPROVED AND ADOPTED this 27th day of April 2022.

Kimberly A. Cobos-Cawthorne, Mayor

RESOLUTION NO. 22-29

Page 2 of 2

ATTEST:

APPROVED AS TO FORM:

Christopher Jimenez, City Clerk

Arnold M. Alvarez-Glasman, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF MONTEBELLO)

I, Christopher Jimenez, City Clerk of the City of Montebello, County of Los Angeles, State of California, hereby certify that the foregoing Resolution No. 22-29 was passed and adopted by the City Council of the City of Montebello, signed by the Mayor and attested by the City Clerk at a regular meeting of said Council held on the 27th day of April 2022 and that said Resolution was adopted by the following vote, to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

The undersigned, City Clerk of the City of Montebello, does hereby attest and certify that the foregoing Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of said City which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

DATE: _____

Christopher Jimenez, City Clerk

EXHIBITS:

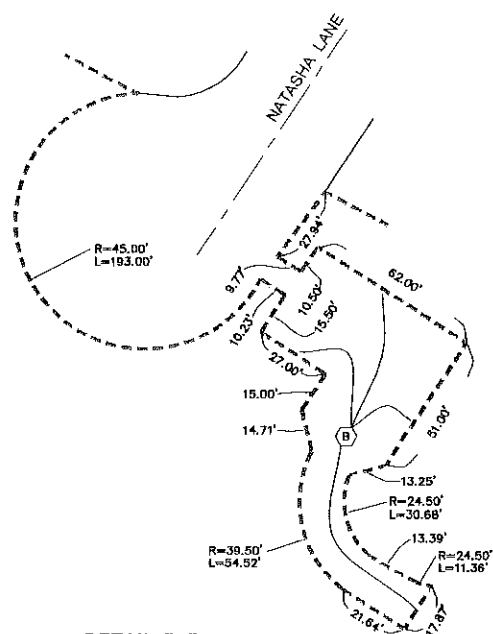
- Exhibit A - Sewer and Storm Drain Assessment District Map

EXHIBIT "A"

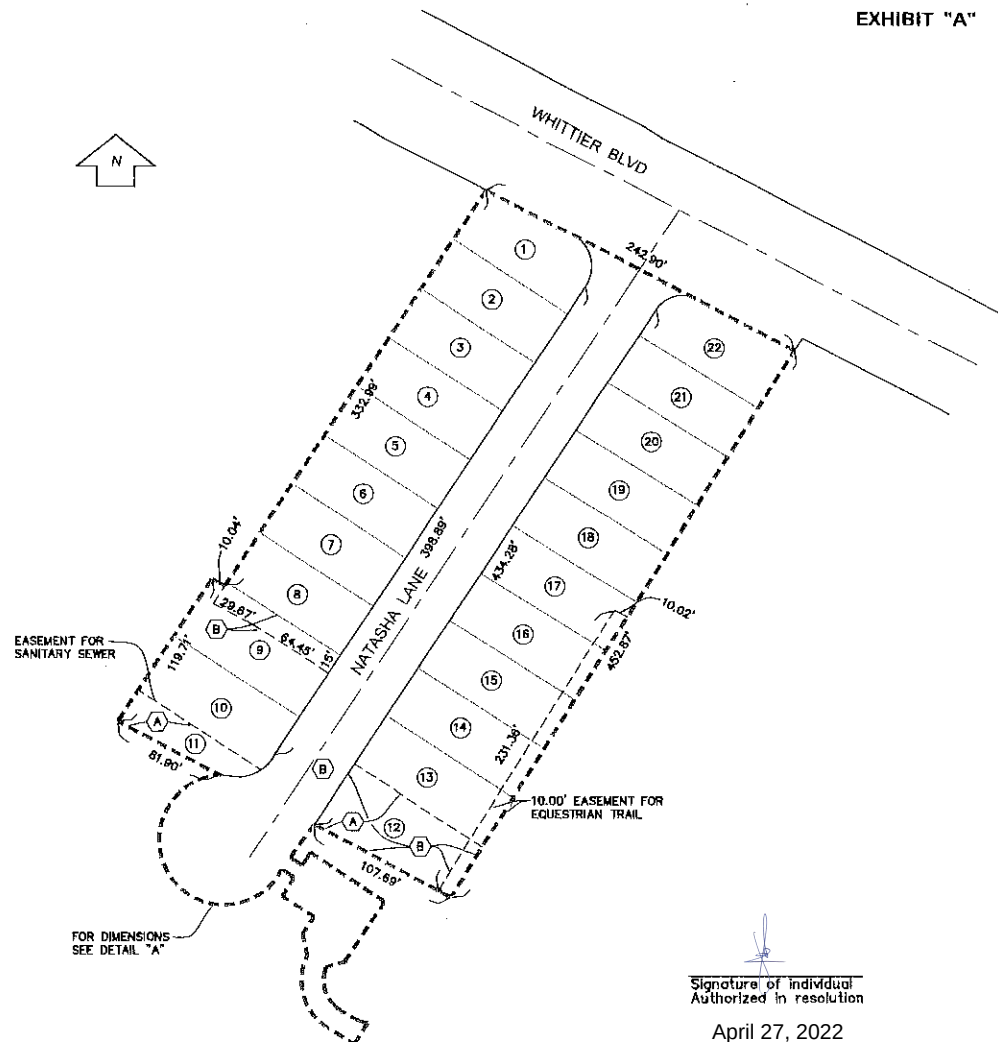
LEGEND:

- (A) ALL OF LOTS 11 AND 12 ARE EASEMENT TO THE CITY OF MONTEBELLO FOR SANITARY SEWER PURPOSES.
- (B) EASEMENT TO THE CITY OF MONTEBELLO FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES AND INGRESS AND EGRESS PURPOSES.

--- BOUNDARY OF ASSESSMENT DISTRICT



DETAIL "A"



NATASHA LANE PROPOSED
SEWER AND STORM DRAIN
PUMP STATION ASSESSMENT BOUNDARY MAP

Signature of individual
Authorized in resolution

April 27, 2022

Date



CITY OF MONTEBELLO

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

FROM: René Bobadilla, P.E., City Manager

BY: James Enriquez, Director of Public Works / City Engineer

SUBJECT: **Adopt Resolution No. 22-30 for the Fiscal Year 2022-23 Levy of Annual Assessments for the Natasha Lane Landscape Assessment District**

DATE: April 27, 2022

RECOMMENDATIONS:

It is recommended that the City Council:

- 1) Adopt Resolution No. 22-30 (Attachment A) establishing the City's intention for the Fiscal Year 2022-23 Levy of Annual Assessments for the Natasha Lane Landscape Assessment; and,
- 2) Authorize the City Engineer to prepare and file a Preliminary Engineer's Report; and,
- 3) Take such additional, related actions that may be desirable.

FISCAL IMPACT

The maintenance cost for landscaping within the District will be funded through the FY 2022-2023 Annual Landscape Assessment District. Development of the FY 2022-23 budget will include revenue and expenditure appropriations reflecting the levy of the assessment and projected cost of providing maintenance service to the district.

BACKGROUND

Natasha Lane is a twenty-unit housing development located near the intersection of Whittier Boulevard and Bluff Road. As part of the development, new landscaping was installed on both sides of Natasha Lane and along the frontage of the property fronting

Adopt Resolution No. 22-30 for the Fiscal Year 2022-23 Levy of Annual Assessments for the Natasha Lane Landscape Assessment District

Page 2 of 2

the south side of Whittier Boulevard as well as the rear portion of the property around the cul-de-sac. The City is responsible for the maintenance of the common landscape areas.

The properties benefiting from these improvements were assessed in FY 2021-22. Continued assessment of the properties benefiting from these improvements is being proposed to offset the cost of maintenance for FY 2022-23.

The boundary of the assessment district is shown in Exhibit “A” attached to the Resolution.

The attached Resolution establishes the City Council’s intention to levy the assessment and orders the preparation of a Preliminary Engineer’s Report for the assessment district. The approval of the resolution initiates the assessment proceedings. There will be a subsequent Public Hearing to present the Preliminary Engineer’s Report and approve the recommended assessments. Upon approval, Staff will work with the County of Los Angeles to transmit the requisite documentation to place the assessment on the property owner’s annual property tax bill.

SUMMARY

The City Council will consider approval of a resolution establishing the City’s intention to levy an assessment for landscape maintenance installed as part of the Natasha Lane housing development fronting the south side of Whittier Boulevard and orders the preparation and filing of a Preliminary Engineer’s Report for the assessment district. Continued assessment of the properties benefiting from these improvements is necessary to offset the cost of maintenance and replacement.

ATTACHMENT:

A. Attachment A – Resolution No. 22-30

ATTACHMENT A

RESOLUTION NO. 22-30

RESOLUTION OF THE CITY OF MONTEBELLO INITIATING PROCEEDINGS FOR THE FISCAL YEAR 2022-2023 LEVY OF ANNUAL ASSESSMENTS FOR LANDSCAPE MAINTENANCE FOR THE PROPERTIES LOCATED ALONG NATASHA LANE AND AUTHORIZING THE CITY ENGINEER TO PREPARE AND FILE A PRELIMINARY ENGINEER'S REPORT.

RECITALS

WHEREAS, the City Council of the City of Montebello proposes to levy the annual assessment for the properties 1 to 20 located along Natasha Lane (see Exhibit "A"), for Landscape Maintenance District (hereinafter referred to as the District) pursuant to the provision of Division 15, Part 2, of the Streets and Highways Code of the State of California; and

WHEREAS, the Provisions of Division 15, Part 2, require a written report in accordance with Chapter 3 (commencing with Section 22620).

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MONTEBELLO HEREBY RESOLVES, FINDS, AND DECLARES AS FOLLOWS:

SECTION 1: That the above recital are all true and correct and are hereby incorporated herein,

SECTION 2: The City Engineer is hereby ordered to prepare and file with the City Council a preliminary report relating to the FY 2022-2023 levy of annual assessments for said District in accordance with the provisions of Chapter 3 (commencing with Section 22620) of Part 2 of Division 15 of the Streets and Highways Code of the State of California.

SECTION 3: Upon completion, said report shall be filed with the City Clerk who shall then submit the same to this City Council for its consideration pursuant to Section 22623 of said Streets and Highways Code.

APPROVED AND ADOPTED this 27th day of April 2022.

Kimberly A. Cobos-Cawthorne, Mayor

RESOLUTION NO. 22-30

Page 2 of 2

ATTEST:

APPROVED AS TO FORM:

Christopher Jimenez, City Clerk

Arnold M. Alvarez-Glasman, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF MONTEBELLO) SS:

I, Christopher Jimenez, City Clerk of the City of Montebello, County of Los Angeles, State of California, hereby certify that the foregoing Resolution No. 22-30 was passed and adopted by the City Council of the City of Montebello, signed by the Mayor and attested by the City Clerk at a regular meeting of said Council held on the 27th day of April 2022 and that said Resolution was adopted by the following vote, to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

The undersigned, City Clerk of the City of Montebello, does hereby attest and certify that the foregoing Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of said City which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

DATE: _____

Christopher Jimenez, City Clerk

EXHIBITS:

- Exhibit A - Landscape Map

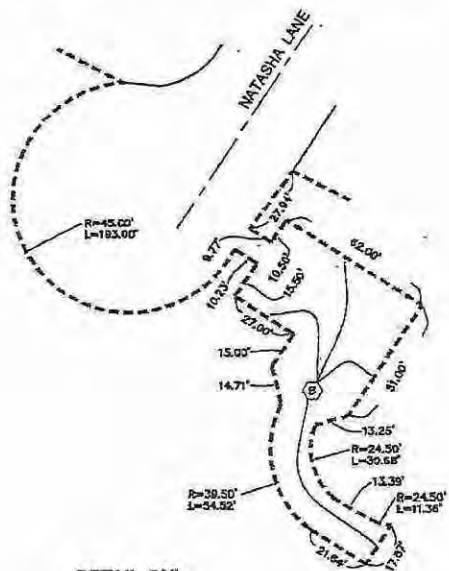
EXHIBIT "A"

LEGEND:

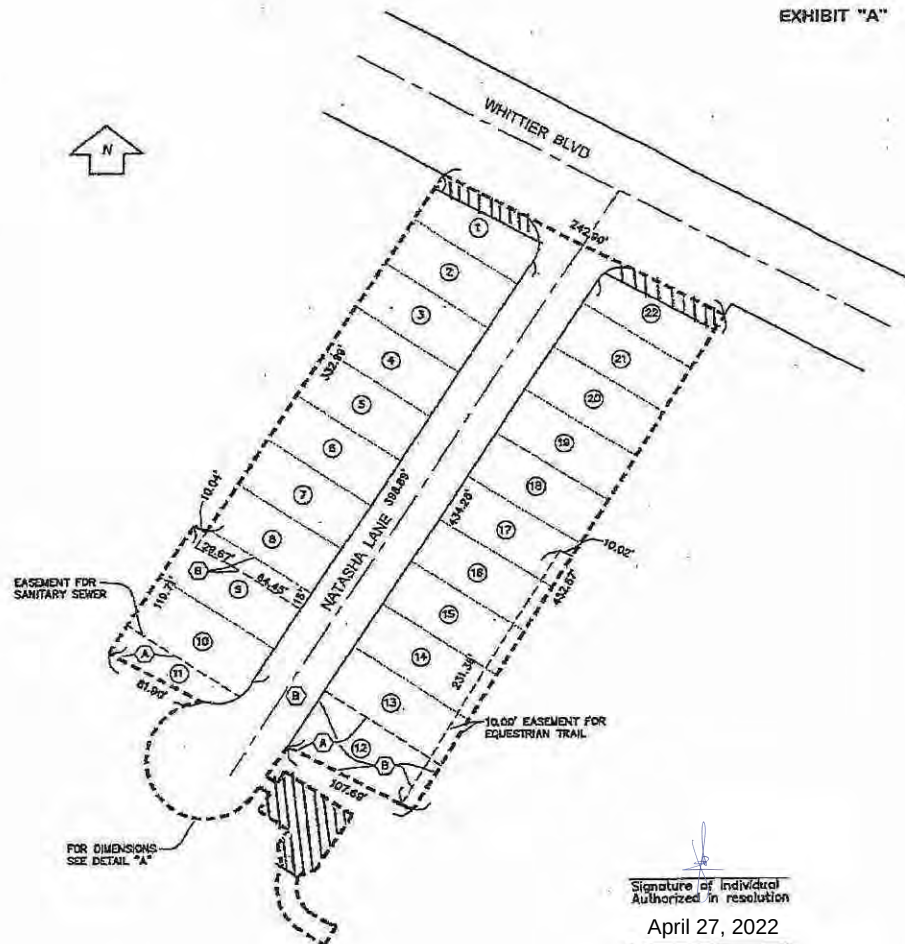
- (A) ALL OF LOTS 11 AND 12 ARE EASEMENT TO THE CITY OF MONTEBELLO FOR SANITARY SEWER PURPOSES.
- (B) EASEMENT TO THE CITY OF MONTEBELLO FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES AND INGRESS AND EGRESS PURPOSES.

~~TIME~~ AREAS OF MAINTENANCE

LANDSCAPE ASSESSMENT DISTRICT AREA



DETAIL "A"



**NATASHA LANE PROPOSED
LANDSCAPING ASSESSMENT BOUNDARY MAP**

Signature of Individual
Authorized in resolution

April 27, 2022

Date _____



CITY OF MONTEBELLO

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

FROM: René Bobadilla, P.E., City Manager

BY: James Enriquez, Director of Public Works / City Engineer

SUBJECT: **Authorize the Notice Inviting Bids for C.P. #891 – Annual Concrete Repair Program Fiscal Years 2021-22 and 2022-23**

DATE: April 27, 2022

RECOMMENDATIONS:

It is recommended that the City Council:

- 1) Approve the Plans, Specifications, and Estimate (PS&E) for the Annual Concrete Repair Program (C.P. #891);
- 2) Authorize the City Clerk to publish the Notice Inviting Bids (Attachment A);
- 3) Approve the Notice of Exemption (Attachment B) for the subject project and authorize the City Clerk to file the Notice of Exemption with Los Angeles Registrar-Recorder; and
- 4) Take such additional, related, action that may be desirable.

FISCAL IMPACT

As part of the Fiscal Year 2021-22 Capital Improvement Program (CIP) Budget, a total of \$350,000 was allotted for this project, with the following amounts 1) \$200,000 from Gas Tax (Fund 200), 2) \$46,547 of TDA-3 funds (Fund 223) ; and 3) \$103,453 of Measure R funds (Fund 222).

For FY 2022-23, an additional \$1,260,000 in funding will be required. This funding will be presented as part of the FY 2022-23 CIP budget, along with funding for various other CIP projects. No budget amendment is needed at this point in time.

**Authorize the Notice Inviting Bids for C.P. #891 – Annual Concrete Repair Program
Fiscal Years 2021-22 and 2022-23**

Page 2 of 6

BACKGROUND

The Project includes removal and reconstruction of existing concrete sidewalks, curb and gutters, driveway approaches, and curb ramps to meet ADA requirements at various locations throughout the city. This project includes locations addressing the backlog of damaged concrete reported by residents and locations in advance of planned street resurfacing projects.

The Engineer's Estimate for construction for this project is \$1,610,000.

The anticipated project schedule is as follows:

- | | |
|-----------------------------------|----------------|
| • Advertise for Construction Bids | May 4, 2022 |
| • Bid Opening | May 25, 2022 |
| • Award of Contract | June 8, 2022 |
| • Start Construction | July 2022 |
| • Complete Construction | September 2022 |

The Notice Inviting Bids will be published in accordance with the California Public Contract Code. The notice, plans and specifications will also get posted on Planet Bids thru the City of Montebello's Website.

ENVIRONMENTAL

Pursuant to the guidelines of the California Environmental Quality Act (CEQA), the Annual Concrete Repair Program is categorically exempt under Class 1(c) for existing facilities. Under CEQA, a project is exempt if the scope of work is limited to the repair, maintenance, and minor alterations of an existing facility.

SUMMARY

Upon the approval of the City Council of the recommended actions, staff will coordinate the advertisement of the project for construction bids. Following the opening of sealed bids, staff will recommend award of the construction contract at a subsequent City Council meeting. Funding for this project exists in the adopted FY 2021-22 CIP budget, and appropriations will be included in the CIP budget for FY 2022-23.

ATTACHMENTS:

- A. Attachment A – Notice Inviting Bids
- B. Attachment B – Notice of Exemption

ATTACHMENT A

NOTICE INVITING SEALED BIDS

FOR

ANNUAL CONCRETE REPAIR PROGRAM

FY 2021-22 and 2022-23

C.P. No. 891

IN THE CITY OF MONTEBELLO

DATE OF BID OPENING: PUBLIC NOTICE IS HEREBY GIVEN that the City of Montebello as AGENCY, invites sealed bids for the above stated project and will receive such bids **electronically ONLY thru PlanetBids**, <https://www.cityofmontebello.com/rfp-bids/bid-opportunities.html>, **by 11:00 am on Thursday May 25, 2022.** The ELECTRONIC Bid(s) will be evaluated and posted on PlanetBids, where they can be viewed publicly shortly after the bid closes.

SCOPE OF WORK: The work to be performed or executed under these specifications consists of furnishing all materials, equipment, tools, labor, and incidentals as required by the contract documents to construct the above stated project. The general items of work include the removal and reconstruction of sidewalk, driveway approaches, curb & gutters, and other miscellaneous appurtenant work indication in the contract documents.

It is the intent of this contract to have the contractor perform the “Project”, and other appurtenances in accordance with the 2021 Standard Plans for Public Works Construction (SPPWC), and 2021 Standard Specifications for Public Works Construction “Greenbook.”

CONTRACT DOCUMENTS:

Copies of the contract documents and specifications are available on the City’s website at <https://www.cityofmontebello.com/rfp-bids/bid-opportunities.html>.

In order to be on the Planholder List for this project, each bidder must submit a Bidders Information Sheet thru PlanetBids. Bids will not be accepted unless the bidder is on the Planholder List. All questions from planholders, are to be posted on the website.

Questions: All questions relative to this project prior to the opening of bids shall be submitted electronically and received **no later than 12:00 p.m. on Thursday, May 12, 2022.**

PREVAILING WAGE:

Pursuant to Section 1770, et seq., of the California Labor Code, the Contractor shall pay the general prevailing rate of per diem wages as determined by the Director of the Department of Industrial Relations of the State of California for the locality where the work is to be performed. A copy of said wage rates is available on-line at: B-2 www.dir.ca.gov/dlsr/DPreWageDetermination.htm. The Contractor and any subcontractors shall pay not less than said specified rates and shall post a

copy of said wage rates at the project site. This project is funded in whole or in part with Community Development Block Grant (CDBG) funds provided by the U.S. Department of Housing and Urban Development (HUD). Federal Labor Standards Provisions, including prevailing wage requirements of the Davis-Bacon and Related Acts will be enforced. In the event of a conflict between Federal and State wages rates, the higher of the two will prevail.

LABOR COMPLIANCE:

To comply with SB 854, beginning January 1, 2015 the following applies:

1. No contractor or subcontractor may be listed on a bid proposal for public works project (submitted on or after March 1, 2015) unless registered with the Department of Industrial Relations (DIR) pursuant to Labor Code section 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)].
2. No contractor or subcontractor may be awarded a contract for public works on a public works project awarded on or after April 1, 2015, unless registered with the DIR.
3. The project is subject to compliance monitoring and enforcement by the DIR.
4. Require the prime contractor to post job site notices prescribed by regulation (regulation not created yet) or the City must post the notices itself.

The Contractor shall fill in the Department of Industrial Relations (DIR) Contractor Registration Number Form provided in the Contract Specifications submit it with the sealed Bid.

The AGENCY hereby affirmatively ensures that minority business enterprises will be afforded full opportunity to submit bids in response to this notice and will not be discriminated against on the basis of race, color, national origin, ancestry, sex, marital status or religion in any consideration leading to the award of contract.

In entering into a public works contract, or subcontract, to supply goods, services, or materials pursuant to a public works contract, the Contractor, or the Subcontractors, offers and agrees to assign to the awarding body all rights, title and interest in, and to, all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Section 15) or under the Cartwright Act (Chapter 2 [commencing with Section 16700] of Part 2 of Division 7 of the Business and Professions Code), arising from purchases of goods, services, or materials pursuant to the public work contract or the subcontract. This assignment shall be made and become effective as the time the awarding body tenders final payment to the Contractor, without further acknowledgement by the parties.

Bids must be prepared on the approved Proposal forms in conformance with the "Instructions to Bidders" and submitted in a sealed envelope plainly marked on the outside. The bid must be accompanied by certified or cashier's check, or bidder's bond, made payable to the AGENCY for an amount no less than ten percent of the amount bid.

Bidders must hold a valid California Class A or C-8 Contractor's License.

No bid will be accepted from a Contractor who has not been licensed in accordance with provisions of the Business and Professions Code. The successful Contractor and his subcontractors will be required to possess business licenses from the City.

The AGENCY will deduct **five percent (5%)** retention from all progress payments as specified in Section 9-3.2 of these Specifications. The Contractor may substitute an escrow holder surety of equal value to the retention and the Contractor shall be beneficial owner of the surety and shall receive any interest thereon.

The AGENCY reserves the right to reject any or all bids, to waive any irregularity and to take all bids, under advisement for a period of sixty (60) days.

The contract period for this project is **Sixty (60) working days** from the effective date of the Notice-to-Proceed to be issued by the City.

Publish Date: May 4, 2022

BY ORDER OF: The City of Montebello, California

Alicia Fernandez, Deputy City Clerk

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Los Angeles
12400 Imperial Highway
Norwalk, CA 90650

From: (Public Agency): City of Montebello
1600 W Beverly Blvd
Montebello, CA 90640
(Address)

Project Title: CP 891 Annual Concrete Repair Program

Project Applicant: City of Montebello

Project Location - Specific:

Various Locations in the city.

Project Location - City: Montebello Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Replace damaged/ non-compliant sidewalks, curb and gutters, curb ramps, and driveways.

Name of Public Agency Approving Project: City of Montebello

Name of Person or Agency Carrying Out Project: James Enriquez, P.E.

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption. State type and section number: Class 1 - Section 15301 (c)
☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Lead Agency Contact Person: James Enriquez, P.E. Area Code/Telephone/Extension: (323) 887-1460

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: Director of Public Works

☐ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____